



27-03-2019

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Date :

TO

The Managing Partner

Sri Pavan Properties

Visakhapatnam.

Sub: Legal opinion pertaining to the property of Namala Vara Prasad and others-Reg.

SCHEDULE-A

(Belonging to Owners Sri. N.V. Prasad and othes)

All that site measuring 4768.7 sq.yds., or 3986.417 sq.mts., covered by S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation and Madhurawada Registration Sub District and bounded by:

- East : Property belongs to Sri. M.R.K.Raju
South : 60' Road
West : Site belonging to Sri. Pavan Properties
North : Property belonging to Gayatri Vidya Parishad

SCHEDULE-B

(Belonging to Developer Sri. Pavan Properties)

All that site measuring 2166.35 sq.yds., or 1811.350 sq.mts., covered by S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation and Madhurawada Registration Sub District and bounded by:

- East : Site belonging to Sri. Namala Vara Prasad and others (Schedule-A Property)
South : 60' Road
West : Property belonging to Gayatri Vidya Parishad
North : Property belonging to Gayatri Vidya Parishad

List of Documents:

1. Photocopy of the Regd. Sale Deed No.1071/1968, Dt.05-04-1968
2. Photocopy of the Regd. Sale Deed No.1574/1968, Dt.14-05-1968
3. Photocopy of the Regd. Sale Deed No.1843/1968, Dt.30-05-1968
4. Photocopy of the Regd. Sale Deed No.3014/2006, Dt.22-09-2006
5. Photocopy of the Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007
6. Photocopy of the Regd. Sale Deed No.2621/2007, Dt.16-06-2007
7. Photocopy of the Regd. Sale Deed No.2441/2017, Dt.12-04-2017
8. Photocopy of the Regd. Sale Deed No.2442/2017, Dt.12-04-2017
9. Photocopy of the Regd. Sale Deed No.2443/2017, Dt.12-04-2017
10. Photocopy of the Regd. Sale Deed No.2444/2017, Dt.12-04-2017
11. Photocopy of the Regd. Sale Deed No.2445/2017, Dt.12-04-2017
12. Photocopy of the Regd. Sale Deed No.2446/2017, Dt.12-04-2017



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13. Photocopy of the Regd. Sale Deed No.2447/2017, Dt.17-04-2017
14. Photocopy of the Regd. Sale Deed No.2448/2017, Dt.17-04-2017
15. Photocopy of the Regd. Sale Deed No.2449/2017, Dt.17-04-2017
16. Photocopy of the Regd. Sale Deed No.2450/2017, Dt.17-04-2017
17. Photocopy of the Regd. Sale Deed No.2451/2017, Dt.17-04-2017
18. Photocopy of the Regd. Sale Deed No.2452/2017, Dt.17-04-2017
19. Photocopy of the Regd. Sale Deed No.2453/2017, Dt.12-05-2017
20. Photocopy of the Regd. Sale Deed No.2454/2017, Dt.12-05-2017
21. Photocopy of the Regd. Sale Deed No.2455/2017, Dt.12-05-2017
22. Photocopy of the Regd. Sale Deed No.2456/2017, Dt.12-05-2017
23. Photocopy of the Regd. Sale Deed No.2457/2017, Dt.12-05-2017
24. Photocopy of the Regd. Sale Deed No.2458/2017, Dt.12-05-2017
25. Photocopy of the Regd. Exchange Deed No.4983/2018, Dt.19-09-2018
26. Photocopy of the Reg. Development Agreement with General Power of Attorney No.1491/2019, Dt.15-03-2019
27. original Building Plan bearing B.A.No1086/2594/B/Z1/PRT/2018, Dt.14-02-2019 approved by the Greater Visakhapatnam Municipal Corporation
28. Original Encumbrance Certificate No.1784, Dt.12-09-2018, issued by the Sub-Registrar Office Visakhapatnam
29. Original Encumbrance Certificate Statement No.41388577, Dt.14-09-2018, issued by the Sub-Registrar Office Visakhapatnam
30. Original Encumbrance Certificate Statement No.45650528, Dt.19-03-2019, issued by the Sub-Registrar Office Madhurawada

TRACING OF TITLE:

1. The first document is a Photocopy of the Regd. Sale Deed No.1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam, executed by Sri. Mukka Appalaswamy S/o Late Kanakayya Naidu alias Kamayya Naidu (vendor) in favour of Smt. Chittajallu Girija W/o Sadasiva Rao (vendee). As per this document vendor is absolute owner of the site an extent of Ac.22.24 cents, Patta No.61 to the east of Trunk Road and the Northern Part, covered by S.No.108 Situated lying and being in Paridesipalem Village, Visakhapatnam having vendor purchased from Sri. Chimalapati Ganeswara Rao S/o Late Suryanarayana under vide Regd. Sale Deed No.1155/1959, Dt.21-04-1959 registered at Sub-Registrar Office Visakhapatnam and the vendor sold the same to the vendee by virtue of this sale deed.

2. The next document is a Photocopy of the Regd. Sale Deed No.1574/1968, Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam, executed by 1). Sri. Pemmaraju Venkata Bapiraju S/o Venkata Subba Rao Panthulu, 2). Pemmaraju Venkata Kali Prasada Rao (Minor) S/o Venkata Subba Rao Panthulu, 3). Pemmaraju Venkata Ramana Murthy (Minor) S/o Venkata Subba Rao Panthulu (vendors) in favour of Smt. Chittajallu Girija W/o Sadasiva Rao (vendee). As per this document vendors absolute owner of the site an extent of Ac.30.00 cents (South Part) out of the total extent of Ac.72.80 cents, Patta No.61, covered by S.No.108 of Paradesipalem Village and Panchayat, Visakhapatnam having vendor purchased from Sri. Madan Chandu under vide Regd. Sale Deed No.2498/1959, Dt.23-08-1959 registered at Sub-Registrar Office Visakhapatnam and the vendor sold the same to the vendee by virtue of this sale deed.



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3. The next document is a Photocopy of the Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam, executed by 1). Sri. Kolluru Veera Bhadra Rao S/o Late Venkataratnam, 2). Sri. Kolluru Bangaraju S/o Veera Bhadra Rao, 3). Sri. Kolluru Bangaru Raju S/o Veera Bhadra Rao (vendors) in favour of Smt. Chittajallu Girija W/o Sadasiva Rao (vendee). As per this document 1st vendor i.e., Sri. Kolluru Veera Bhadra Rao purchased site an extent of 1). Ac.20.00 cents out of the total extent of Ac.73.00 cents and 2). Ac.0.65 cents the total extent of Ac.20.65 cents Patta No.61, covered by S.No.108 of Paradesipalem Village and Panchayat, Visakhapatnam under vide Two different Regd. Sale Deed Nos. 1). Deed No.2752/1960, Dt.10-09-1960 from Smt. Davala Sheshamma, 2). Deed No.352/1962, Dt.03-01-1962 registered at Sub-Registrar Office Visakhapatnam and the vendor is absolute owner above said total Property and the vendors sold the same to the vendee by virtue of this sale deed.
4. The next document is a Photocopy of the Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada, executed by Smt. Chittajallu Girija W/o Sadasiva Rao (vendor) in favour of GAYATRI VIDYA PARISHAD rep. by Its Secretary Sri. Pulugurtha Somaraju S/o Subba Rao (vendee). As per this document vendor is purchased site an extent of Ac.30.00 cents situated in Patta No.61, Old S.No.108, Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Visakhapatnam District from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No. 1071/1968, Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and has been in peaceful possession and enjoyment of the property as absolute owner thereof. The vendor intends to sell away part of the above said property the site an extent of Ac.5.00 cents in total extent of Ac.30.00 cents situated in Patta No.61, Old S.No.108, Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam District.
5. The next document is a Photocopy of the Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada, executed by Smt. Chittajallu Girija W/o Sadasiva Rao (vendor) in favour of Sri. Pulugurtha Somaraju S/o Late Subba Rao (vendee). As per this document vendor is absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61, Covered by Old S.No.108, Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam District having vendor purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam. From out of the total holding of Ac.72.80 cents the vendor surrendered Ac.9.63 cents towards surplus land, prepared a layout of Ac.14.50 cents and after exchanging some land to the Government for Public purpose the vendor is left with Ac.49.30 cents. The vendor sold away Ac.5.00 cents from out of this land to Gayatri



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Vidya Parishad under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and from out of the said balance of land the vendor sold site an extent of Ac.20.00 cents situated in Patta No.61 covered by Old No.108, Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam District to the vendee by virtue of this sale deed. This document shows that the vendor authorized and appointed the vendee as her attorney in respect of the said land including sale and to execute sale deed on her behalf.

6. The next document is a Photocopy of the Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, executed by 1). Smt. Chittajallu Garija W/o Sadasiva Rao, 2). Smt. Chittajallu Garija W/o Sadasiva Rao rep. by her GPA Holder Sri. Pulugurtha Soma Raju S/o Late Subba Rao (under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) (vendors) in favour of GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendee). As per this document the first vendor is absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108, Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam Rural Mandal, Visakhapatnam having vendor Purchased 1). Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2). Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3). Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land and was in possession and enjoyment of the same ever since. The first vendor has prepared a layout of Ac.14.50 cents in the year 1969 prior to the A.P. Land Reforms (ceiling on Agricultural Land Holdings) Act. Whereas the first vendor has given a declaration under the A.P. Land Reforms (ceiling on Agricultural Land Holdings) Act, 1 of 1973 and where as in L.C.C. No.259/79 the excess land was held as Ac.9.63 cents and after surrendering the said extent the first vendor has retained one standard holding of Ac.49.03 cents. The first vendor has sold Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada. And whereas out of the remaining holding, the first vendor sold Ac.25.00 cents (which includes land to the extent of Ac.20.00 cents under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada entered between the first vendor and second vendor) in Patta No.61, covered by Old S.No.108 and the New S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam and the vendor sold site of an extent of

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Ac.25-00 cents, together with RCC Building, covered by New Survey No.180 of Paradesipalem Village, Visakhapatnam to the vendee by virtue of this sale deed.

7. The next document is a Photocopy of the Regd. Sale Deed No.2441/2017, Dt.12-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of 1). Sri. Namala Vara Prasad S/o Late Ramakrishna, 2). Sri. Undavalli Somaraju S/o Subba Rao (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada and the vendor sold an extent of 412.5 sq.yds., undivided and unspecified share out of Part-B of 2287.7 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam and the vendee by virtue of this document.

8. The next document is a Photocopy of the Regd. Sale Deed No.2442/2017, Dt.12-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) In favour of 1). Sri. Namala Ramesh S/o Late Ramakrishna, 2). Smt. Namala Krishnanjali W/o Ramesh, 3). Smt. Namala

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Bhogi Lakshmi W/o Vara Prasad (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 412.5 sq.yds., undivided and unspecified share out of Part-B of 2287.7 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

9. The next document is a Photocopy of the Regd. Sale Deed No.2443/2017, Dt.12-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of 1). Smt. Bolla Nagamani W/o Venkata Satyanarayana, 2). Sri. Bolla Harish S/o Venkata Satyanarayana (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-

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1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 375 sq.yds., undivided and unspecified share out of Part-B of 2287.7 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

10. The next document is a Photocopy of the Regd. Sale Deed No.2444/2017, Dt.12-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of 1). Sri. Namala Venkata Satyanarayana S/o Late Ramakrishna, 2). Smt. Namala Leela Padma Kumari W/o Venkata Satyanarayana, 3). Smt. Namala Savitri W/o Late Ramakrishna (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land



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Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 412.5 sq.yds., undivided and unspecified share out of Part-B of 2287.7 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

11. The next document is a Photocopy of the Regd. Sale Deed No.2445/2017, Dt.12-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of 1). Sri. Narikonda Nageswara Rao S/o Venkata Subbaiah, 2). Sri. Uppalapati Gopal S/o China Venkata Ramayya, 3). Smt. Uppalapati Pavani W/o Gopal (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006

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registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 316.87 sq.yds., undivided and unspecified share out of Part-B of 2287.7 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

12. The next document is a Photocopy of the Regd. Sale Deed No.2446/2017, Dt.12-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of Sri. Narikonda Nageswara Rao S/o Venkata Subbalah (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 358.33 sq.yds., undivided and unspecified share out of Part-B of 2287.7

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its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. PAVAN PROPERTIES rep. by its Managing Partner Sri. Koyyalamudi Venu Gopal S/o Narasimha Rao (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 400 sq.yds., undivided and unspecified share out of Part-A of 2166.35 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

15. The next document is a Photocopy of the Regd. Sale Deed No.2449/2017, Dt.17-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. PAVAN PROPERTIES rep. by its Managing Partner Sri. Koyyalamudi Venu Gopal S/o Narasimha Rao (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed

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sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

13. The next document is a Photocopy of the Regd. Sale Deed No.2447/2017, Dt.17-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. PAVAN PROPERTIES rep. by its Managing Partner Sri. Koyyalamudi Venu Gopal S/o Narasimha Rao (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 166.35 sq.yds., undivided and unspecified share out of Part-A of 2166.35 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

14. The next document is a Photocopy of the Regd. Sale Deed No.2448/2017, Dt.17-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by



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No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 400 sq.yds., undivided and unspecified share out of Part-A of 2166.35 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

16. The next document is a Photocopy of the Regd. Sale Deed No.2450/2017, Dt.17-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. PAVAN PROPERTIES rep. by its Managing Partner Sri. Koyyalamudi Venu Gopal S/o Narasimha Rao (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu

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extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 400 sq.yds., undivided and unspecified share out of Part-A of 2166.35 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed..

18. The next document is a Photocopy of the Regd. Sale Deed No.2452/2017, Dt.17-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. PAVAN PROPERTIES rep. by its Managing Partner Sri. Koyyalamudi Venu Gopal S/o Narasimha Rao (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown

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Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 400 sq.yds., undivided and unspecified share out of Part-A of 2166.35 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

17. The next document is a Photocopy of the Regd. Sale Deed No.2451/2017, Dt.17-04-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. PAVAN PROPERTIES rep. by its Managing Partner Sri. Koyyalamudi Venu Gopal S/o Narasimha Rao (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an

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interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 400 sq.yds., undivided and unspecified share out of Part-A of 2166.35 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108, and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed..

19. The next document is a Photocopy of the Regd. Sale Deed No.2453/2017, Dt.12-05-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. FINISHING TOUCH PROPERTIES & DEVELOPERS PVT. LTD., rep. by its Director Sri. Mattapalli Visweswara Rao S/o Chalamayya (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 413.5 sq.yds., undivided and unspecified share out of Part-C of 2481 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108 and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed..

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20. The next document is a Photocopy of the Regd. Sale Deed No.2454/2017, Dt.12-05-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. FINISHING TOUCH PROPERTIES & DEVELOPERS PVT. LTD., rep. by its Director Sri. Mattapalli Visweswara Rao S/o Chalamayya (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 413.5 sq.yds., undivided and unspecified share out of Part-C of 2481 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108 and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed..

21. The next document is a Photocopy of the Regd. Sale Deed No.2455/2017, Dt.12-05-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. FINISHING TOUCH PROPERTIES & DEVELOPERS PVT. LTD., rep. by its Director Sri. Mattapalli Visweswara Rao S/o Chalamayya (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and

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Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 413.5 sq.yds., undivided and unspecified share out of Part-C of 2481 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108 and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed..

22. The next document is a Photocopy of the Regd. Sale Deed No.2456/2017, Dt.12-05-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. FINISHING TOUCH PROPERTIES & DEVELOPERS PVT. LTD., rep. by its Director Sri. Mattapalli Visweswara Rao S/o Chalamayya (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968,

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Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of his land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor's shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 413.5 sq.yds., undivided and unspecified share out of Part-C of 2481 yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108 and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

The next document is a Photocopy of the Regd. Sale Deed No.2457/2017, Dt.12-05-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. SHING TOUCH PROPERTIES & DEVELOPERS PVT. LTD., rep. by its Director Sri. Mattapalli Reswara Rao S/o Chalamayya (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No.1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.05-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land and since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979

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the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00 cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 413.5 sq.yds., undivided and unspecified share out of Part-C of 2481 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108 and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

24. The next document is a Photocopy of the Regd. Sale Deed No.2458/2017, Dt.12-05-2017 registered at Sub-Registrar Office Madhurawada, executed by GAYATRI VIDYA PARISHAD rep. by its Secretary Sri. Pulugurtha Soma Raju S/o Late Subba Rao (vendor) in favour of M/s. FINISHING TOUCH PROPERTIES & DEVELOPERS PVT. LTD., rep. by its Director Sri. Mattapalli Visweswara Rao S/o Chalamayya (vendee). Originally Smt. Chittajallu Girija is the absolute owner of the site an extent of Ac.72.89 cents situated in Patta No.61 covered by Old S.No.108 and Present S.No.180 of Paradesipalem Village within the Panchayat limits of Paradesipalem, Visakhapatnam having purchased 1).Ac.30.00 cents from Sri. Pemmaraju Venkata Bapiraju and others under vide Regd. Sale Deed No.1574/1968, Dt. Dt.14-05-1968 registered at Sub-Registrar Office Visakhapatnam and 2).Ac.22.24 cents from M. Appalaswamy under vide Regd. Sale Deed No. 1071/1968, Dt.05-04-1968 registered at Sub-Registrar Office Visakhapatnam and 3).Ac.20.65 cents from Kolluru Veerabhadra Rao and others under vide Regd. Sale Deed No.1843/1968, Dt.30-05-1968 registered at Sub-Registrar Office Visakhapatnam and constructed a house in the said land since then she is in possession and enjoyment of the same ever since. Later the said Smt. Chittajallu Girija has prepared a layout for an extent of Ac.14.50 cents in the year 1969 to the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. Whereas the said Smt. Chittajallu Girija has given a declaration under the AP Land Reforms (Ceiling of Agricultural Land Holdings) Act. 1 of 1979 and whereas Land Reforms order passed in CC 259/75, Dt.09-07-1979 the excess land was held as Ac.9.63 cents and after surrounding the said extent, the said Smt. Chittajallu Girija has retained one standard holding of Ac.49.03 cents. The said Smt. Chittajallu Girija has sold an extent of Ac.5.00 cents to Gayatri Vidya Parishad, Visakhapatnam from out of this land under vide Regd. Sale Deed No.3014/2006, Dt.22-09-2006 registered at Sub-Registrar Office Madhurawada and whereas out of the remaining holding, the said Smt. Chittajallu Girija desired to sell an extent of Ac.25.00 cents (which includes the land to the extent of Ac.20.00



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cents covered by under vide Regd. Agreement to Sell with Power of Attorney Deed No.2480/2007, Dt.02-06-2007 registered at Sub-Registrar Office Madhurawada) for which vendor has shown interest in purchasing the above said land and got under vide Regd. Sale Deed No.2621/2007, Dt.16-06-2007 registered at Sub-Registrar Office Madhurawada, whereas the vendor sold an extent of 413.5 sq.yds., undivided and unspecified share out of Part-C of 2481 sq.yds., out of a total extent of Ac.25.00 cents covered by Old S.No.108 and the Present S.No.180 of Paradesipalem Village, within the Panchayat limits of Paradesipalem, Madhurawada, Visakhapatnam to the vendee by virtue of this sale deed.

25.The next document is a Photocopy of the Regd. Exchange Deed No.4983/2018, Dt.19-09-2018 registered at Sub-Registrar Office Madhurawada, executed by and between M/s FINISHING TOUCH PROPERTIES & DEVELOPERS PVT LTD., rep. by its Authorized Signatory Smt. Karpurapu Deepika W/o Subash (1st Party) and Sri. Prathipati Veerraju S/o Dorayya (2nd Party). As per this document the First Party is the absolute owner of the site an extent of 413.5 sq.yds., undivided and unspecified share of Part-C of 2481 sq.yds., out of an extent of Ac.25.00 cents, covered by Old S.No.108 and the present S.No.180 of Paradesipalem Village, Visakhapatnam District(Schedule-A) having purchased the same with its self acquisition under Regd. Sale Deed No.2453/2017, Dt.12-05-2017 registered at SRO Madhurawada from Gayatri Vidya Parishad rep. by its Secretary for the time being Sri. Pulugurtha Somaraju. And the Second Party is the absolute owner of the site an extent of 307 sq.yds., western Part out of total 411 sq.yds., covered by S.No.94/4P and Patta No.41 of Yendada Village, Visakhapatnam(Schedule-B) having purchased the same with his self acquisition under Regd. Sale Deed No.5169/2015, Dt.11-05-2015 registered at SRO Madhurawada. And whereas, the Parties hereto have agreed to effect such exchange as is hereinafter contained of the said piece or parcel of land. As per this document A-Schedule property belongs to second party and B- schedule property belongs to First Party.

SCHEDULE-A

Item No.1: The Entire Plot of land measuring Ac.25.00 cents or 10.12 Hectors in Patta No.61, Old S.No.108, and the New S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation, Rural Mandal, Visakhapatnam District in Madhurawada Registration Sub District of Visakhapatnam District and bounded by:

East : Land of Sri. MRK Raju

South : 60 road leading to Rajiv Gruha Kalpa

West : NH-5 and land of Gayatri Vidya Parishad purchased from the Chittijallu Girija

North : Land of the Chittijallu Girija and others

Item No.2: An old RCC Building with Ground Floor bearing Door No.6/25 Asst No.90340, Electrical Services Connection No.80 in the north western side of the plot bounded on all sides by land in S.No.180 purchased by the Gayatri Vidya Parishad.



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Item No.3: All that extent of 413.5 sq.yds., or 38.415 sq.mts., undivided and unspecified fied share of Part-C of 2481 sq.yds., out of an extent of Ac.25.00 cents, covered by Old S.No.108 and the Present S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation, Rural Mandal, Visakhapatnam District in Madhurawada Registration Sub District of Visakhapatnam District and bounded by:

East : Land of Sri. MRK Raju

South : Existing 60 feet Road

West : Property belongs to Sri. Namala Venkata Satyanarayana & Others

North : Property belongs to Gayatri Vidya Parishad

Item No.3 schedule property is the subject matter of this exchange deed.

SCHEDULE-B

All that total extent of 307 sq.yds., or 256.038 sq.mts., western part out of total 411 sq.yds., covered by S.No.94/4 P and Patta No.41 of yendada Village, within the limits of Greater Visakhapatnam Municipal Corporation, Rural Mandal, Visakhapatnam District in Madhurawada Registration Sub District of Visakhapatnam District and bounded by:

East : Site belongs to Saripilli Appa Rao and Korrayi Appala Naidu & others

South : Site belongs to Nodagala Appa Rao

West : Land belongs to Madha Ramulu

North : House belongs to Saripilli Ramulu

26.The next document is a Photocopy of the Reg. Development Agreement with General Power of Attorney No.1491/2019,Dt.15-03-2019 registered before Madhurawada Sub Registrar office, between 1.Namala Vara Prasad, son of late Ramakrishna, 2.Undavalli Soma Raju, son of Subba Rao, 3.Sri Namala Ramesh, son of late Rama Krishna, 4. Smt Namala Krishnanjali, wife of Ramesh, 5.Smt Namala Bhogi Lakshmi, wife of Vara Prasad, 6.Smt Bolla Nagamani, wife of Venkata Satyanarayana, 7.Sri Bolla Harish, son of Venkata Satyanarayana, 8. Sri Namala Venkata Satyanarayana, late Rama Krishna, 9.Smt Namala Leela Padma Kumari, wife of Venkata Satyanarayana, 10.Smt Namala Savitri, late Ramakrishna, 11.Sri Narikonda Nageswara Rao, son of Venkata Subbaiah, 12. Sri Uppalapati Gopal, son of China Venkata Ramayya, 13.Smt uppalapati Pavani, wife of Gopal, 14.M/s Finishing Touch Properties & Developers Pvt Ltd., rep.by its Authorised Signatory Smt Karpurapu Deepika, wife of Subash. 15.Prathipati Veeraju, son of Dorayya, (owners) and M/s Sri Pavan Properties, rep.by its Managing Partner, Sri Koyyalamudi Venugopal, son of Narasimha Rao, (developer).

As per this document the Owner No.1 & 2 i.e., Namala Vara Prasad and Undavalli Soma Raju have jointly purchased the site an extent of 412.5 sq.yds., being undivided and unspecified share out of the total extent of 2287.7 sq.yds., covered by S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation from Gayatri Vidya Parishad rep. by its Secretary Sri. P. Somaraju under Regd. Sale Deed



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No.2441/2017, Dt.12-04-2017 registered at SRO Madhurawada and the owners No.3, 4, 5 Namala Ramesh, Namala Krishnanjali and Namala Bhogi Lakshmi have jointly purchased the site an extent of 412.5 sq.yds., being undivided and unspecified share out of the total extent of 2287.7 sq.yds., covered by S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation from Gayatri Vidya Parishad rep. by its Secretary Sri. P. Somaraju under Regd. Sale Deed No.2442/2017, Dt.12-04-2017 registered at SRO Madhurawada and the owner No.6 & 7 Bolla Nagamani and Bolla Harish have jointly purchased the site an extent of 375 sq.yds., being undivided and unspecified share out of the total extent of 2287.7 sq.yds., covered by S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation from Gayatri Vidya Parishad rep. by its Secretary Sri. P. Somaraju under Regd. Sale Deed No.2443/2017, Dt.12-04-2017 registered at SRO Madhurawada and the owner No.8, 9 & 10 Namala Venkata Satyanarayana, Namala Leela Padma Kumari and Namala Savitri have jointly purchased the site an extent of 412.5 sq.yds., being undivided and unspecified share out of the total extent of 2287.7 sq.yds., covered by S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation from Gayatri Vidya Parishad rep. by its Secretary Sri. P. Somaraju under Regd. Sale Deed No.2444/2017, Dt.12-04-2017 registered at SRO Madhurawada and the owners 11, 12 & 13 Narikonda Nageswara Rao, Upplapati Gopal and Uppalapati Pavani have jointly purchased the site an extent of 316.87 sq.yds., being undivided and unspecified share out of the total extent of 2287.7 sq.yds., covered by S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation from Gayatri Vidya Parishad rep. by its Secretary Sri. P. Somaraju under Regd. Sale Deed No.2445/2017, Dt.12-04-2017 registered at SRO Madhurawada and the Owner No.11 Narikonda Nageswara Rao purchased the site an extent of 358.33 sq.yds., being undivided and unspecified share out of the total extent of 2287.7 sq.yds., covered by S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation from Gayatri Vidya Parishad rep. by its Secretary Sri. P. Somaraju under Regd. Sale Deed No.2446/2017, Dt.12-04-2017 registered at SRO Madhurawada and the Owner No.14 M/s Finishing Touch Properties and Developers Pvt Ltd., purchased the site an extent of 2481 sq.yds., covered by S.No.180 of Paradesipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation from Gayatri Vidya Parishad rep. by its Secretary Sri. P. Somaraju under Six Regd. Sale Deeds i.e., 1). Regd. Sale Deed No.2453/2017, Dt.12-05-2017 registered at SRO Madhurawada for an undivided extent of 413.5 sq.yds., 2). Regd. Sale Deed No.2454/2017, Dt.12-05-2017 registered at SRO Madhurawada for an undivided extent of 413.5 sq.yds., 3). Regd. Sale Deed No.2455/2017, Dt.12-05-2017 registered at SRO Madhurawada for an undivided extent of 413.5 sq.yds., 4). Regd. Sale Deed No.2456/2017, Dt.12-05-2017 registered at SRO Madhurawada for an undivided extent of 413.5 sq.yds., 5). Regd. Sale Deed No.2457/2017, Dt.12-05-2017 registered at SRO Madhurawada for an undivided extent of 413.5 sq.yds., 6). Regd. Sale Deed No.2458/2017, Dt.12-05-2017 registered at SRO Madhurawada for an undivided



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extent of 413.5 sq.yds., and whereas the Owner No.14 Finishing Touch Properties and Developers Pvt Ltd., exchanged the site an extent of 413.5 sq.yds., covered by Document No.2453/2017 with the site measuring 307 sq.yds., situated at Yendada Village, Visakhapatnam belonging to Owner No.15 Prathipati Veerraju and they have entered into a Deed of Exchange Deed No.4983/2018, Dt.19-09-2018 registered at SRO Madhurawada, where under the Owner No.14 given the site an extent of 413.5 sq.yds., to Owner No.15 and taken the site measuring 307 sq.yds., situated at Yendada Village, Visakhapatnam From Owner No.15. The aforesaid sites held by the owners are contiguous to one another forming a total extent of 4768.7 sq.yds., whereas, the owners for beneficial enjoyment of the said properties, decided to Develop the Property described in Schedule "A" hereunder into an Apartment Building and the Developer herein i.e., Sri Pavan Properties who is having the adjacent site an extent of 2166.35 sq.yds., (acquired from Gayatri Vidya Parishad vide Regd. Document Nos.2447/2017, 2448/2017, 2449/2017, 2450/2017, 2451/2017 and 2452/2017 Dt.17-04-2017 registered at SRO Madhurawada) in its name has agreed to Develop the site of owners more fully described in the schedule "A" hereunder along with its site of 2166.35 sq.yds., which is more fully described in Schedule "B" hereunder and after mutual discussions the owners herein have agreed to give their Schedule "A" property for development and both parties have arrived the terms and conditions of the said Development. This document shows that developer obtained plan for construction of apartment building on the total extent of 6935.05 sq.yds consisting, Cellar, Stilt, Ground plus seven upper floors vide Building Plan bearing B.A.No1086/2594/B/Z1/PRT/2018,Dt.14-02-2019 approved by the Greater Visakhapatnam Municipal Corporation. This document shows that developer shall construct a Cellar, Stilt, Ground plus seven upper floors with 22 flats and one amenities block on ground floor and 28 flats on each seven upper floors and cellar and stilt floor for parking.This document further shows that the owners retained an extent of 1042.50 sq.yds out of

27.The next document is an original Building Plan bearing B.A.No1086/2594/B/Z1/PRT/2018,Dt.14-02-2019 approved by the Greater Visakhapatnam Municipal Corporation.This document shows that GVMC permitted to construct Cellar, Stilt, ground plus seven floors situated at Survey No.180, Paradesipalem, Visakhapatnam.This document shows the mortgage fifth floor with GVMC and shall complete the construction 14-02-2025.

Encumbrance Certificate

28. The next document is an Original Encumbrance Certificate No.1784, Dt.12-09-2018, issued by the Sub-Registrar Office Visakhapatnam, commencing from 01-01-1968 to 31-12-1982 for a period of 14 years for the property mentioned in the schedule.This document does not discloses any encumbrances or mortgages over the schedule property.

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29. The next document is an Original Encumbrance Certificate Statement No.41388577, Dt.14-09-2018, issued by the Sub-Registrar Office Visakhapatnam, commencing from 01-01-1983 to 30-03-1991 for a period of 8 years. This document does not disclose any encumbrances or mortgages over the schedule property.

30. The next document is an Original Encumbrance Certificate Statement No.45650528, Dt.19-03-2019, issued by the Sub-Registrar Office Madhurawada, commencing from 31-03-1991 to 18-03-2018 for a period of 28 years. This document does not disclose any encumbrances or mortgages over the schedule property.

Final Certificate

As could be seen from the documents 1 to 30 document, I am of the opinion that 1.Namala Vara Prasad, son of late Ramakrishna, 2.Undavalli Soma Raju, son of Subba Rao, 3.Sri Namala Ramesh, son of late Rama Krishna, 4. Smt Namala Krishnanjali, wife of Ramesh, 5.Smt Namala Bhogi Lakshmi, wife of Vara Prasad, 6.Smt Bolla Nagamani, wife of Venkata Satyanarayana, 7.Sri Bolla Harish, son of Venkata Satyanarayana, 8. Sri Namala Venkata Satyanarayana, late Rama Krishna, 9.Smt Namala Leela Padma Kumari, wife of Venkata Satyanarayana, 10.Smt Namala Savitri, late Ramakrishna, 11.Sri Narikonda Nageswara Rao, son of Venkata Subbaiah, 12. Sri Uppalapati Gopal, son of China Venkata Ramayya, 13.Smt uppalapati Pavani, wife of Gopal, 14.M/s Finishing Touch Properties & Developers Pvt Ltd., rep.by its Authorised Signatory Smt Karpurapu Deepika, wife of Subash. 15.Prathipati Veeraju, son of Dorayya, rep.by their GPA holder, M/s Sri Pavan Properties, rep.by its Managing Partner, Sri Koyyalamudi Venugopal, son of Narasimha Rao, has got the clear and absolute, marketable title over the property mentioned in the schedule. I further opinion that owners, 1.Namala Vara Prasad, son of late Ramakrishna, 2.Undavalli Soma Raju, son of Subba Rao, 3.Sri Namala Ramesh, son of late Rama Krishna, 4. Smt Namala Krishnanjali, wife of Ramesh, 5.Smt Namala Bhogi Lakshmi, wife of Vara Prasad, 6.Smt Bolla Nagamani, wife of Venkata Satyanarayana, 7.Sri Bolla Harish, son of Venkata Satyanarayana, 8. Sri Namala Venkata Satyanarayana, late Rama Krishna, 9.Smt Namala Leela Padma Kumari, wife of Venkata Satyanarayana, 10.Smt Namala Savitri, late Ramakrishna, 11.Sri Narikonda Nageswara Rao, son of Venkata Subbaiah, 12. Sri Uppalapati Gopal, son of China Venkata Ramayya, 13.Smt uppalapati Pavani, wife of Gopal, 14.M/s Finishing Touch Properties & Developers Pvt Ltd., rep.by its Authorised Signatory Smt Karpurapu Deepika, wife of Subash. 15.Prathipati Veeraju, son of Dorayya, can sell their respective shares to intending purchasers and developer M/s Sri Pavan Properties, rep.by its Managing Partner, Sri Koyyalamudi Venugopal, son of Narasimha Rao, can sell its share of flats to intending purchasers.



ADVOCATE

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