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Regd. AP/102/2012

**MIG 1- 177, VUDA COLONY,
VINAYAKANAGAR, GAJUWAKA
VISAKHAPATANAM-26.**
Mob: 9182521622

To

Dt. 04-JUL-2025

Sri Medapati Suresh Reddy,
S/o Krishna Reddy,
R/o D.No. 50-121-63/3,
Balayya sastry Layout,
Visakhapatnam.

Sir,

Sub: Opinions- Legal Opinion cum Title Search report in respect of land of an extent of Ac. 6.3705 Cts or 2.578 hectares covered by Survey Numbers: S.NO. 73P (LPM NUMBERS- 2557, 2558, 1087, 1088, 2536, 2555, 2559, 2556) of Ayinada locality/village, Padmanabham Mandal, Visakapatnam District belonging to Sri Medapati Suresh Reddy - Regarding:

I have gone through the following mentioned copies of documents referred in Para-3 below and on careful perusal of the same, I am of the following:

LEGAL OPINION

1. Name and address of the Title holder:

Sri Medapati Suresh Reddy, S/o Sri Medapati Krishna Reddy, R/o D.No. 50-121-63/3, Balayya sastry Layout, Seethammadhara, Visakhapatnam-530013.


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2. Description of the Property:

All that piece and parcel of land ad measuring in an extent of **Ac. 6.3705 Cts or 2.578 hectares covered by Survey Numbers: S.NO. 73P (LPM NUMBERS- 2557, 2558, 1087, 1088, 2536, 2555, 2559, 2556) of Ayinada locality/village, Padmanabham Mandal, Visakapatnam District.**

3. DOCUMENTS STUDIED;=

Statement of Encumbrance on Property retrieved from the website of registration and stamps for 42 years from 01-01-1983 to 06-05-2025 at SRO VIZIANAGARAM (R.O).

S. No	Date	Description	From	Remarks
1	19/07/2023	Regd. Sale Deed executed by Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc.No.4578/2023.	Vizianagaram, R.O., Vizianagaram	Photostat Copy
2	5/10/2024	Regd. Sale Deed executed by Goddu Kondamma and 13 others in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.21780/2024.	Vizianagaram, R.O., Vizianagaram	Photostat Copy


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3	5/10/2024	Regd. Sale Deed executed by Goddu Hemalatha W/o Kuppa Chandrulu in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.21781/2024.	Vizianagaram, R.O., Vizianagaram	Photostat Copy
4	5/10/2024	Regd. Sale Deed executed by Ipparathi Eswara Rao S/o late Suryanarayana in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.21782/2024.	Vizianagaram, R.O., Vizianagaram	Photostat Copy
5	16/12/2024	Regd. Sale Deed executed by Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc.No.23279/2024.	Vizianagaram, R.O., Vizianagaram	Photostat Copy
6	25/02/2025	Regd. Sale Deed executed by Medapati RaghuRam Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc.No.1164/2025.	Vizianagaram, R.O., Vizianagaram	Photostat Copy

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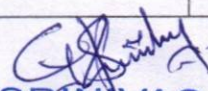


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7	20.01.2020	Regd. Sale Deed executed by pasi appala naidu S/o Late P Pydi Chitti in favour of Swathi Promoters Pvt. Ltd. Represented by Chairman sri M Krishna Reddy vide Regd. Doc. No. 362/2020 through GPA	SRO, Dwarakanagar, Visakhapatnam	Photostat Copy
8.	30.12.2019	Regd. GPA executed by Goddu Ramu, S/o Goddu Late Kannayya and 5 others in favour of Pasi Appala Naidu S/O P late Pydi Chitti vide Doc. No. 8325/2019	Vizianagaram, R.O., Vizianagaram	Photostat Copy
9.	12.09.1997	Regd. Will executed by Goddu Late Kannayya in favour of Goddu Ramu vide doc. No. 172/1997	Vizianagaram, R.O., Vizianagaram	Photostat Copy
10	23.06.2021	Regd. Sale Deed executed by pusapati varaha stayanarayana raju S/o Pusapati Seeta Ramaraju in favour of Swathi Promoters Pvt. Ltd. Represented by Chairman sri M Krishna Reddy vide Regd. Doc. No. 3302/2021 through GPA	SRO, Dwarakanagar, Visakhapatnam	Photostat Copy

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11	23.12.2015	Regd. Sale Deed executed by Goddu pydi thalli S/o Goddu Gurayya and 7 others in favour of pusapati varaha stayanarayana raju S/o Pusapati Seeta Ramaraju vide Regd. Doc. No. 218/2016 through GPA	Vizianagaram, R.O., Vizianagaram	Photostat Copy
12.	19.06.1966	Regd. Sale Deed executed by Koyya sanyasi and others in favour Goddu pydi thalli and Goddu Guruvulu vide Regd. Doc. No.1390/1966	Vizianagaram, R.O., Vizianagaram	Photostat Copy
13	16.11.2006	Regd. Sale Deed purchased by Narayanappadu S/o Goddu pydi thalli vide Regd. Doc. No.9959/2006	Joint SRO, Vizianagaram, R.O., Vizianagaram	Photostat Copy
14	19.10.2020	Regd. Sale Deed purchased by Narayanappadu S/o Goddu pydi thalli vide Regd. Doc. No.5478/2020	Joint SRO, Vizianagaram, R.O., Vizianagaram	Photostat Copy


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15	NA	NALA Conversion Orders received from Revenue Divisional Officer, Bheemunipatnam with 1. Rc. No. 35/2025/A, Dt. 27.01.2025 2. Rc. No. 378/2025/A, Dt. 20.02.2025 3. Rc. No. 459/2025/A, Dt. 19.03.2025	Revenue Divisional Office, Bheemunipatnam	Photostat Copy
16	07/05/2025	Encumbrance certificate obtained through website of registration and stamps Department application number: 250507912402	SRO VIZIANAGARAM (R.O).	Net retrieval Copy
17	22-03-2025.	Land Genunity Certificate issued by Tahsildar, Padmanabham Mandal, Visakhapatnam vide Rc.No.84,/2025/JA-1/Dt.22-03-2025.	Tahsildar, Padmanabham	Photostat Copy

4. TRACING OF TITLE: -

a) As can be seen from the recitals of document no. 1 and 7 to 14 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring in an extent of Ac.2-7800 Cents under Survey Numbers: 73-C (LPM Number: 2557) and 73P-B (LPM Number: 2558) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is executed by Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy in favour of Sri Medapati

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Suresh Reddy vide Regd. Doc. No. 4578/2023 registered at Vizianagaram, R.O. Vizianagaram.

b) As can be seen from the recitals of document no. 2 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring in an extent of Ac.2-2690 Cents under Survey Number: 73 (LPM Number: 2536) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is executed by Goddu Kondamma and 13 others in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No. 21780/2024 registered at Vizianagaram, R.O. Vizianagaram.

c) As can be seen from the recitals of document no. 3 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring in an extent of Ac.0-4010 Cents under Survey Number: 73 (LPM Number: 1088) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is executed by Goddu Hemalatha W/o Kuppa Chandrulu in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.21781/2024 registered at Vizianagaram, R.O. Vizianagaram.

d) As can be seen from the recitals of document no. 4 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring in an extent of Ac.0-2460 Cents under Survey Number: 73 (LPM Number: 1087) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is executed by Ipparthi Eswara Rao S/o late Suryanarayana in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.21782/2024 registered at Vizianagaram, R.O. Vizianagaram.

e) As can be seen from the recitals of document no. 5 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring in an extent of Ac.0-3010 Cents under Survey Number: 73 (LPM Number: 2555) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is executed by Swathi Promoters Pvt. Ltd. Represented by


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Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No. 23279/2024 registered at Vizianagaram, R.O. Vizianagaram.

f) As can be seen from the recitals of document no. 6 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring in an extent of Ac.0-4410 Cents under Survey Numbers: 73 (LPM Number: 2556) and an extent of Ac.0-0500 Cents under Survey Numbers: 73 (LPM Number: 2559) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is executed by Medapati RaghuRam Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc.No.1164/2025. registered at Vizianagaram, R.O. Vizianagaram.

g) As can be seen from the recitals of document no. 15 under reference cited above the same is a Photostat copies of proceedings of NALA Conversion Orders received from Revenue Divisional Officer, Bheemunipatnam with 1) Rc. No. 35/2025/A, Dt. 27.01.2025 for an extent of Ac. 3.217 Cts; 2) Rc. No. 378/2025/A, Dt. 20.02.2025 for an extent of Ac. 2.727 Cts and 3) Rc. No. 459/2025/A, Dt. 19.03.2025 for an extent of Ac. 0.4910 Cts.

h) As can be seen from the recitals of document no. 16 under reference cited above the same is a photostat copy of the Encumbrance certificates Dt. 07-05-2025 bearing application number: 250507912402 issued by SRO VIZIANAGARAM (R.O) in the name of Sri Medapati Suresh Reddy. The recitals further show that apart from transactions pertaining to the subject property, the EC discloses some other transactions, which bear no resemblance with the subject property.

i) As can be seen from the recitals of document no. 17 under reference cited above the same is a photostat copy of the Land Genunity Certificate issued by Tahsildar, Padmanabham Mandal, Visakhapatnam vide Rc.No.84,/2025/JA-1/Dt.22-03-2025 in the name of Sri Medapati Suresh Reddy.


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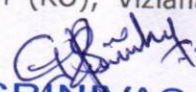
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TRACING OF TITLE AND OBSERVATIONS:

As per the recitals of the above sale deeds i.e. 4578/2023, 21780/2024, 21781/2024, 21782/2024, 23279/2024 and 1164/2025; and their connected link documents: 3302/2021, 362/2020, 5478/2020, 8325/2019, 218/2016, 9959/2006, 172/1997 and 1390/1966.

Originally,

1. The land admeasuring an extent of Ac.2-7800 Cents under Survey Numbers: 73-C (LPM Number: 2557) and 73P-B (LPM Number: 2558) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is in the possession of Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy, which it bought this extent through the registered sale deeds from various documents bearing Doc. No. 362/2020, dt. 20.01.2020 registered in the sub registrar's office Dwaraka Nagar (SRO), Visakhapatnam Town and District by the GPA holder Pasi Appala Naidu S/o late P Pydi Chitti with vide GPA Registered Document 8325/2019 dt. 30.12.2019, which was executed by Goddu Ramu, S/o Goddu Late Kannayya and 5 others. Originally, the said property is devolved from ancestors to Goddu Late Kannayya earlier and through a registered will vide document number 172/1997 registered at Vizianagaram SRO on 12.09.1997 he assigned the said property to his son Goddu Ramu; and through a sale deed document number 3302/2021 dt.23.06.2021 registered in the sub registrar's office Dwaraka Nagar (SRO), Visakhapatnam Town and District from Pusapati Varaha Satyanarayana Raju s/o Pusapati Seeta Ramaraju, which he purchased land from Goddu Pydi thalli S/o Goddu late Gurayya and 7 others through a registered Sale Deed vide document number 218/2016 dt. 23.12.2015 registered at Vizianagaram (RO), Vizianagaram, which


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Page 9 of 13



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**MIG 1- 177, VUDA COLONY,
VINAYAKANAGAR, GAJUWAKA
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Goddu Pydi thalli and Goddu Guruvulu purchased land through a registered sale deed from koyya sanyasi and others vide document number. 1390/1966 dt. 19.06.1966 registered at Vizianagaram (RO), Vizianagaram, as well as through a registered Sale Deed, Narayanappadu S/o Goddu Pydi Thalli purchased land vide document number 9959/2006 dt. 16.11.2006 Joint SRO, Vizianagaram (RO), Vizianagaram; and 5478/2020, Dt. 19.10.2020 registered in the Joint Sub Registrar Office (R O.) Vizianagaram covered by the Survey Nos. 73-C and 73P-B of Ayinada Revenue Village and Ayinada Gram Panchayat, and Padmanabham Mandal, Visakhapatnam District. Later, Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy has sold this extent by executing a sale deed in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No. 4578/2023 registered at Vizianagaram, R.O. Vizianagaram. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

2. The land admeasuring to an extent of Ac.2-2690 Cents under Survey Numbers: 73 (LPM Number: 2536) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is in the possession of Goddu Kondamma and 13 others, which they devolved it from their ancestors, as well as through a family member certificate issued by Tahsildar, Padmanabham Mandal, Visakhapatnam vide certificate number: FAMC012403538007. Later, Goddu Kondamma and others based on ROR-1B Khata Number 748 has executed a sale deed in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No. 21780/2024 registered at Vizianagaram, R.O. Vizianagaram. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

3. The land admeasuring to an extent of Ac.0-4010 Cents under Survey Numbers: 73 (LPM Number: 1088) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is in the possession of Goddu Hemalatha W/o Kuppa


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VISAKHAPATANAM-26.**
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Chandrulu, which she devolved from her ancestors through a registered sale deed document number: 4787/2020 dt. 02.09.2020 registered at Vizianagaram, R.O. Vizianagaram. Later, she sold the above mentioned extent to Sri Medapati Suresh Reddy S/o Sri Medapati Krishna Reddy vide Regd. Doc. No. 21781/2024 dt. 06.04.2024 at Vizianagaram, R.O. Vizianagaram. Thus Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

4. The land admeasuring to an extent of Ac.0-2460 Cents under Survey Numbers: 73 (LPM Number: 1087) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is in the possession of Ipparthi Eswara Rao S/o late Suryanarayana, which he devolved through a registered sale deed document number: 5054/2022 dt. 18.07.2022 registered at Vizianagaram, R.O. Vizianagaram. Later, he has sold the above mentioned extent to Sri Medapati Suresh Reddy vide Regd. Doc. No.21782/2024 on 05.10.2024 registered at Vizianagaram, R.O. Vizianagaram. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

5. The land admeasuring to an extent of Ac.0-3010 Cents under Survey Numbers: 73 (LPM Number: 2555) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is in the possession of Swathi Promoters Pvt. Ltd. Represented by Medapati Krishna Reddy, which it devolved through ROR I-B with khatha Number- 598, and later, Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy has sold the above mentioned extent in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No. 23279/2024 registered at Vizianagaram, R.O. Vizianagaram. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

6. The land admeasuring to an extent of Ac.0-4410 Cents under Survey Numbers: 73 (LPM Number: 2556) and an extent of Ac.0-0500 Cents under Survey Numbers: 73


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Page 11 of 13



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**MIG 1- 177, VUDA COLONY,
VINAYAKANAGAR, GAJUWAKA
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(LPM Number: 2559) situated at Ayinada Village of Padmanabham Mandal, Visakhapatnam District is in the possession of Medapati Raghu Ram Reddy, S/o Medapati Jaya Lakshmana Reddy, which he purchased through a registered sale deed vide Document Number: 1594/ 2022 dt. 09.03.2022 registered at Sub Registrar Office, VIZIANAGARAM (R.O.) VIZIANAGARAM. Later, Sri Medapati Raghu Ram Reddy sold this extent to Sri Medapati Suresh Reddy vide Regd. Doc.No.1164/2025. registered at Vizianagaram, R.O. Vizianagaram. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

In view of the above perused documents it is observed that the rights in the property of an extent of Ac. 6.3705 Cts or 2.578 hectares covered by Survey Numbers: S.NO. 73P (LPM NUMBERS- 2557, 2558, 1087, 1088, 2536, 2555, 2559 and 2556) of Ayinada locality/village, Mandal Padmanabham District, Visakhapatnam are vested with present title holder i.e., Sri Medapati Suresh Reddy (Ac. 6.3705 Cts or 2.578 hectares) who acquired through the Sale deeds vide document numbers: 4578/2023, 21780/2024, 21781/2024, 21782/2024, 23279/2024 and 1164/2025. Moreover, the Land Genunity Certificate issued by Tahsildar, Padmanabham Mandal, Visakhapatnam vide Rc.No.84,/2025/JA-1/Dt.22-03-2025 for an extent of Ac. 6.435 Cts out of which an extent of Ac. 6.3705 Cts or 2.578 hectares has been used for residential layout purpose.

Later on converted the land of an extent of Ac. 6.435 Cts from agricultural usage to Non-agricultural usage out of which an extent of Ac. 6.3705 Cts or 2.578 hectares has been used for the layout purpose and the encumbrance certificate obtained from the title holder through online retrieval for the period of 42 years from 01-01-1983 to 06-05-2025 at SRO VIZIANAGARAM (R.O). and thus the flow of title to Sri Medapati Suresh Reddy (Ac. 6.3705 Cts or 2.578 hectares) is clear and Marketable


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and there are no encumbrances of whatsoever in nature with respect to the subject property.

CONCLUSION

I have perused the copies of documents listed in Column "3" to this letter in respect of the above mentioned property assuming that the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies and the accuracy and completeness of all the factual representations made in the documents.

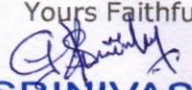
As per the documents furnished and as per my observations after perusal of the documents, it can be inferred that the property forming the subject of this legal opinion described above Schedule is in the name of Sri Medapati Suresh Reddy (Ac. 6.3705 Cts or 2.578 hectares).

I have no hesitation to state that Sri Medapati Suresh Reddy (Ac. 6.3705 Cts or 2.578 hectares) has clear marketable title over the schedule property and the title holders are free to alienate or Sale to anybody as desired over the scheduled property.

With this all the title verification has been done and I am of the opinion that Sri Medapati Suresh Reddy (Ac. 6.3705 Cts or 2.578 hectares) has Clear title over the above-mentioned property, but comply the observations.

Thanking you,

Yours Faithfully,


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