B.S.PRABHAKAR
ADVOCATE

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Visakhapatnam-530016.

Date: 08-03-2023

To whomsoever it may concern

TITLE SCRUTINY REPORT FOR RERA ACT FOR 'A' BLOCK

Sub: Title report on the property of **M/s Nithish Builders Reptd. by its Proprietor Bulusu Jagadish S/o Late Narayana Murty**- Reg.

With reference to the above subject the Developer/ applicant herein i.e. **M/s Nithish Builders Reptd. by its Proprietor Bulusu Jagadish S/o Late Narayana Murty** who entered into an Regd. Development Agreement with GPA dt. 18-08-2022 bearing Doc No.6698/2022 of SRO Madhurawada with the site owners **1. Nagothi Yellanna, 2. Nagothi Appala Swamy, 3. Nagothi Narasinga Rao 4. Nagothi Apparao, 5. Nagothi Lakshmana Rao and 6. Nagothi Ganga Raju all are** sons of **late Appala Swamy** in respect of the schedule property and placed before me the following list mentioned documents for my legal scrutiny and opinion.

I. Description of documents scrutinized:

S.No	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	08-06-2022	Adangal Pahani	Xerox	Xerox verified
2	08-06-2022	1B ROR record of Nagothi Yellanna	Xerox	Xerox verified
3	08-06-2022	1B ROR record of Nagothi Venkata Swamy	Xerox	Xerox verified
4	08-06-2022	1B ROR record of Nagothi Narasinga Rao	Xerox	Xerox verified
5	08-06-2022	1B ROR record of Nagothi Apparao	Xerox	Xerox verified
6	08-06-2022	1B ROR record of Nagothi Lakshmana Rao	Xerox	Xerox verified
		1B ROR record of Nagothi	Xerox	Xerox verified

9	06-12-2022	Affidavit bearing Doc. No.9645/2022	Xerox	Xerox verified
10	24-02-2023	Approved Plan and Proceedings	Xerox	Xerox verified
11	23-02-2023	E.C relating to SRO Madhurawada	Xerox	Xerox verified

II. Description of Property:

A site of an extent of 871.2 sq.yds or 728.43 sq.mtrs of schedule-A 'A' Block Item No.1 of Regd. Development Agreement with GPA dated 18-08-2022 bearing Doc. No.6698/2022 of vacant site over which proposed construction of RCC roof Residential apartment building consisting of stilt floor parking, Ground plus 4 upper Floors to be constructed therein covered by khata No.973 to 978 in S.No.177/6 of Madhurawada village, situated at Chandrampalem area, Madhurawada, within the GVMC limits, Visakhapatnam., and bounded by:

SITE BOUNDARIES:

East : 40 feet wide Road
South : SS Royal Apartment
West : Proposed N.A. Residency B Block Apartment
North : Sundar Sai Arcade Apartment

III. Trace of Title /History of passing title:

FLOW OF TITLE :-

1. Document No.1: is the Adangal Pahani true extract obtained from revenue department Land records certified by Tahsildar, Visakhapatnam Rural, do show that Land of an extent of Ac.0.36 cents covered by S.No. 177/6 of Madhurawada Village, stands Registered in the Revenue record in the names of **1. Nagothi Yellanna, 2. Nagothi Appala Swamy, 3. Nagothi Narasinga Rao 4. Nagothi Apparao, 5. Nagothi Lakshmana Rao and 6. Nagothi Ganga Raju** all are sons of **late Appala Swamy** as Pattadhar and person in possession of the property as owners of the said extent at Ac.0.06 each cents out of Ac.0.36 cents which they got by way of succession.

2. Document No.2: is the Form 1B record (ROR Land Owner's rights) obtained from revenue department Land records of AP Government

same stands entered in the revenue record in the name of Nagothi Yellanna S/o. Appala Swamy as pattadar in person and possession and enjoyment of the said extent which he got by way of succession.

3. Document No.3: is the Form 1B record (ROR Land Owner's rights) obtained from revenue department Land records of AP Government certified by Tahsildar, Visakhapatnam Rural Mandal, do show that Land of an extent of Ac.0.06 cents covered by S.No. 177/6, Khata No.974 of Madhurawada Village, Visakhapatnam Rural Mandal do show that the same stands entered in the revenue record in the name of Nagothi Venkata Swamy S/o. Appala Swamy as pattadar in person and possession and enjoyment of the said extent which he got by way of succession.

4. Document No.4: is the Form 1B record (ROR Land Owner's rights) obtained from revenue department Land records of AP Government certified by Tahsildar, Visakhapatnam Rural Mandal, do show that Land of an extent of Ac.0.06 cents covered by S.No. 177/6, Khata No.975 of Madhurawada Village, Visakhapatnam Rural Mandal do show that the same stands entered in the revenue record in the name of Nagothi Narasinga Rao S/o. Appala Swamy as pattadar in person and possession and enjoyment of the said extent which he got by way of succession.

5. Document No.5: is the Form 1B record (ROR Land Owner's rights) obtained from revenue department Land records of AP Government certified by Tahsildar, Visakhapatnam Rural Mandal, do show that Land of an extent of Ac.0.06 cents covered by S.No. 177/6, Khata No.976 of Madhurawada Village, Visakhapatnam Rural Mandal do show that the same stands entered in the revenue record in the name of Nagothi Apparao S/o. Appala Swamy as pattadar in person and possession and enjoyment of the said extent which he got by way of succession.

6. Document No.6: is the Form 1B record (ROR Land Owner's rights) obtained from revenue department Land records of AP Government certified by Tahsildar, Visakhapatnam Rural Mandal, do show that Land of an extent of Ac.0.06 cents covered by S.No. 177/6, Khata No.977 of

possession and enjoyment of the said extent which he got by way of succession.

7. Document No.7: is the Form 1B record (ROR Land Owner's rights) obtained from revenue department Land records of AP Government certified by Tahsildar, Visakhapatnam Rural Mandal, do show that Land of an extent of Ac.0.06 cents covered by S.No. 177/6, Khata No.978 of Madhurawada Village, Visakhapatnam Rural Mandal do show that the same stands entered in the revenue record in the name of Nagothi Ganga Raju S/o. Appala Swamy as pattadar in person and possession and enjoyment of the said extent which he got by way of succession.

8. Document No.8: is the Regd. Development Agreement with GPA dt. 18-08-2022 bearing Doc No.6698/2022 of SRO Madhurawada goes to show that the same is executed by **1. Nagothi Yellanna, 2. Nagothi Appala Swamy, 3. Nagothi Narasinga Rao 4. Nagothi Apparao, 5. Nagothi Lakshmana Rao and 6. Nagothi Ganga Raju** all are sons of **late Appala Swamy** who are the site owners and **M/s Nithish Builders Reptd. by its Proprietor Bulusu Jagadish S/o Late Narayana Murty** who is the Developer in respect of the property i.e. a site of an extent of 871.2 sq.yds or 728.43 sq.mtrs (which is shown as A Block Item No.1 of 'A' schedule of Regd. Development Agreement) covered by khata No.973 to 978 in S.No.177/6 of Madhurawada village and site of extent 871.2 sq.yds or 728.43 sq.mtrs (which is shown as A Block Item No.2 of 'A' schedule of Regd. Development Agreement) covered by khata No.973 to 978 in S.No.177/6 of Madhurawada village both the extents situated at Chandrampalem Area, within the GVMC limits, Visakhapatnam. It is recited in the agreement that the owner No.1 is the absolute owner of the site measuring Ac.0.06 cents or 290.4 sq.yds or 242.81 sq.mts covered by S.No9.177/6 of Madhurawada Village which is his ancestral property having acquired through succession and recognizing his right and title in the site extent the name of the owner was entered in the revenue record and was issued with 1B ROR record by Tahsildar Visakhapatnam Rural and ever since site owner No. was in possession and enjoyment of the same. owner No.2 is the absolute owner of the site measuring Ac.0.06 cents or 290.4 sq.yds or 242.81 sq.mts covered by S.No9.177/6 of Madhurawada

Tahsildar Visakhapatnam Rural and ever since site owner No.1 was in possession and enjoyment of the same. Owner No.3 is the absolute owner of the site measuring Ac.0.06 cents or 290.4 sq.yds or 242.81 sq.mts covered by S.No9.177/6 of Madhurawada Village which is his ancestral property having acquired through succession and recognizing his right and title in the site extent the name of the owner was entered in the revenue record and was issued with 1B ROR record by Tahsildar Visakhapatnam Rural and ever since site owner No.3 was in possession and enjoyment of the same. Owner No.4 is the absolute owner of the site measuring Ac.0.06 cents or 290.4 sq.yds or 242.81 sq.mts covered by S.No9.177/6 of Madhurawada Village which is his ancestral property having acquired through succession and recognizing his right and title in the site extent the name of the owner was entered in the revenue record and was issued with 1B ROR record by Tahsildar Visakhapatnam Rural and ever since site owner No.4 was in possession and enjoyment of the same. Owner No.5 is the absolute owner of the site measuring Ac.0.06 cents or 290.4 sq.yds or 242.81 sq.mts covered by S.No9.177/6 of Madhurawada Village which is his ancestral property having acquired through succession and recognizing his right and title in the site extent the name of the owner was entered in the revenue record and was issued with 1B ROR record by Tahsildar Visakhapatnam Rural and ever since site owner No.5 was in possession and enjoyment of the same and Owner No.6 is the absolute owner of the site measuring Ac.0.06 cents or 290.4 sq.yds or 242.81 sq.mts covered by S.No9.177/6 of Madhurawada Village which is his ancestral property having acquired through succession and recognizing his right and title in the site extent the name of the owner was entered in the revenue record and was issued with 1B ROR record by Tahsildar Visakhapatnam Rural and ever since site owner No.6 was in possession and enjoyment of the same. All the extents of the site owners 1 to 6 put together into a single compact block of 1742.4 sq.yds of 1466. 84 sq.mtrs and the said site was divided into two blocks i.e. 'A&B' blocks of the total site i.e., 871.2sq.yds of each block for which the site owners have entered in to this agreement for development of the property covered under this agreement with the developer **M/s Nithish Builders** on sharing basis for the purpose of development of the property into two blocks as per two plans approved by GVMC. (This opinion is for 'A' block of schedule 'A'

the development under this agreement is that the site owners agreed to transfer the undivided extent of 480.2 sq.yds out of the total extent of 871.2 sq.yds 'A' block to the developer or his nominees and in lieu of the same the developer agreed to give proportion built up area to the site owners in the balance undivided extent of 391 sq.yds of 'A' block as mentioned in the agreement. The developer was also appointed as power of attorney holder by the site owners to deal with the property in respect of the undivided share to enter into sale agreements and execute sale deed to 3rd parties, only in respect of developers share and to sign necessary applications and to submit them to authorities concerned etc, apart a ratification clause is also mentioned that POA agreed to ratify all the acts and deeds of the developer. Since the consideration for the development is in the shape of built up area and as such there is no possibility to revoke /cancel the POA given by the site owners and the POA does not get effected due to the death of POA granter as an interest is created in favor of the builder/developer, even otherwise the POA given by the site owners is an irrevocable one. There are other terms and conditions agreed between them as mentioned in the agreement and apart it is agreed among the parties to the document name of the building as **N.A.Residency Block-A.** The development agreement cum GPA is a duly registered one and same is in conformity with stamp Act and registration Act and it is also attested by two witnesses.

9. Document No.9: is the Regd. Affidavit dated 06-12-2022 bearing Doc No. 9645/2022 SRO Madhurawada goes to show that the same is executed by **1. Nagothi Yellanna, 2. Nagothi Appala Swamy, 3. Nagothi Narasinga Rao 4. Nagothi Apparao, 5. Nagothi Lakshmana Rao and 6. Nagothi Ganga Raju all are** sons of **late Appala Swamy reprented by their GPA holder M/s.Nithish Builders represented by its Prop. Bulusu Jagadish S/o. late Narayana Murthy (vide Regd. DAGPA Doc.6698/2022)** as 1st party/Owners in favour of **Greater Visakhapatnam Municipal Corporation represented by its Commissioner** as 2nd party. It is recited in the affidavit that the 1st party/owner have applied for construction of building permission for residential apartment Building consisting of Stilt plus Ground plus 4 upper floors and the GVMC provisionally approved the sanctioned plan vide B.A. No.1086/5775/B/Z2/CHM/2022 and as

sanctioned plan and for that purpose the 1st party/Owners mortgaged 10% of the total built up area i.e., 150.19 sq.mtrs in First Floor in 'A' block to the GVMC, undertaking that they will not violate the sanctioned plan.

10. Document No.10: is the approved plan and proceedings dt.24-02-2023 showing the proposed construction of RCC roof residential apartment building in the said covered by S.No.177/6 of Madhurawada Village, Chandrampalem within the GVMC limits, Visakhapatnam., and the same is approved by the Commissioner GVMC Visakhapatnam for the construction of stilt floor parking Ground plus 4 upper floors Vide Building permit order No.1086/5775/B/Z2/CHM/2022, dt. 24-02-2023 and proceedings were also issued to that effect in the name of site owners. Further the plan reveals that 10% of the built up area measuring 150.19 sq.mtrs in First floor is given in mortgage to GVMC through a notarized affidavit vide Doc No. 9645/2022 dt. 06-12-2022 and the same is clearly demarcated in the plan.

11. Document No.11: is the Encumbrance Certificate dt.23-02-2023 relating to SRO, Madhurawada for the period 30 years commencing from **31-03-1993 22-02-2023** reveals that there are no Encumbrances on the said property, and the above transactions were referred to and reflected in the E.C., apart the registered affidavit executed in favour of the GVMC vide Doc No. 9645/2022 dt. 06-12-2022 was also referred to and reflected in the E.C.

FLOW CHART

S.No	Document No & date	Details of parties	Extent (sq.yds)	Remarks
3	Doc. 6698/2022 Dt. 18-08-2022	Owners : N.Yellanna & others Developer : M/s Nithish Builders	871.2 sq.yds of 'A' Block out of 1742.4 sq.yds	Regd. DAGPA

CERTIFICATE

I have examined the documents, fully described at Para 1 hereinbefore in relation to the property described at Para 2 hereinabove, and the proposed purchasers of the flats developed by the developer will acquire a clear and marketable title only on obtaining a Regd. Sale deed from the

There is no claim from any minor person on the property. There are no protected tenants in respect of the property. The provisions of the ULC Act 1976 are not applicable to the property/ have been complied with.

I certify that the site owners have got an absolute, clear and marketable title on the said property and the site owners have entered into the development agreement with GPA and as per the Regd. Development with GPA the developers has got an absolute right in respect of its share more fully described in schedule **'B' Block-A** of Regd. Development Agreement with GPA.

(B.S.PRABHAKAR)
ADVOCATE
Enrolment No. AP/349/81, dt.03-09-1981

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