

K.PRUTHVI RAJU**Advocate**

Cell No.9246671564

Enrolment No:AP/921/2008Flat No.G.F-5, Ground Floor,
Sree Raghavendra Towers,
Balajinagar, Pattabhireddy Gardens,
Visakhapatnam-530007

Date:02-07-2024

TO WHOM SO EVER IT MAY CONCERN

Sub: Land Title Search Report—In respect of property, i.e., Site of 692.45Sq.yds or 578.88Sq.mts, bearing **Plot Nos.41, 42, 43 & 44**, covered by S.No:27/45part, Situated at Aganampudi Village, Gajuwaka Mandal, within limits of GVMC, Visakhapatnam District—Regarding.

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At Your request, I have examined the following documents produced to me, in respect of the captioned property.

Sl. No.	Date	Name/Nature of the document	Remarks
1	21-09-2002	Registered sale deed bearing doc.no.3370/2002	Photocopy
2	25-09-2002	Registered sale deed bearing doc.no.3419/2002	Photocopy
3	03-10-2002	Registered sale deed bearing doc.no.3536/2002	Photocopy
4	05-10-2002	Registered sale deed bearing doc.no.3580/2002	Photocopy
5	14-07-2003	Registered Agreement of Sale with Irrevocable GPA bearing doc.no.2924/2003	Photocopy
6	22-07-2003	Registered sale deed bearing doc.no.3061/2003	Photocopy
7	22-07-2003	Registered Agreement of Sale with Irrevocable GPA bearing doc.no.3066/2003	Photocopy
8	03-09-2003	Registered sale deed bearing doc.no.3711/2003	Photocopy
9	18-12-2003	Registered sale deed bearing doc.no.5064/2003	Photocopy
10	16-11-2006	Registered sale deed bearing doc.no.7484/2006	Photocopy
11	29-08-2011	LRS Plan and Proceedings	Photocopy
12	02-12-2011	LRS Plan and Proceedings	Photocopy
13	01-10-2012	LRS Plan and Proceedings	Photocopy
14	27-04-2018	Survey Certificate	Photocopy
15	01-08-2018	Registered sale deed bearing doc.no.2479/2018	Photocopy
16	30-09-2023	Registered sale deed bearing doc.no.6116/2023	Photocopy
17	17-03-2024	Endorsement	Photocopy
18	17-03-2024	Endorsement	Photocopy
19	17-03-2024	Endorsement	Photocopy
20	27-03-2024	Registered Development Agreement with Irrevocable GPA, bearing doc.no.3133/2024	Photocopy

21	19-03-2020	Partnership deed	Photocopy
22	12-06-2020	Acknowledgement of Registration of Firm	Photocopy
23	27-03-2024	Registered Affidavit bearing doc.no.3140/2024	Photocopy
24	27-05-2024	Plan and Proceedings	Online
25	02-07-2024	Encumbrance Certificates	Online

On the basis of the above documents, I have investigated Title in respect of the captioned property, detailed hereunder:

1. Registered sale deed, dt.21-09-2002 bearing doc.no.3370/2002 in the Office of S.R.O.Sabbavaram goes to show that 1.Smt.Mallimadugula Satyanari Mani W/o Narasimha Murthy and others, represented by their GPA Holder:Chintada Kodanda Ramu S/o Late Chitti Ramu i.e., Vendor No.10 (Vide Registered GPA dt.25-02-1991 bearing doc.no.242/1991) sold to 1.Koyya Prasada Reddy S/o Late Satyanarayana Reddy, 2.Alluri Ramakrishna Raju, 3.Alluri Venkata Narasimharaju sons of Alluri Ramaraju, 4.Satti Venkata Reddy S/o Late Bhadradi Rami Reddy, 5.Ambati Rama Krishna Prasad S/o Venkateswarlu, 6.Sirapanasetty Trinadh S/o Venkata Swamy, 7.Chekuri Mohana Venkata Somaraju S/o Subbaraju, 8.Vadapalli Rajan Raju S/o Seetha Ramaraju, 9.Thotakuri Satya Hanumantavathi W/o Rama Krishna Raju, 10.Kucharlapati Venkata Surya Narayana Raju S/o Chandra Raju, i.e., Site of 5555.4Sq.yds (1st Item:360.72Sq.yds or 301.59Sq.mts being Plot No.34 + 2nd Item:187.70Sq.yds or 156.93Sq.mts being Plot No.31 + 3rd Item:1187.99Sq.yds or 993.28Sq.mts being Plot No.20, 21 & 22 + 4th Item:1496.44Sq.yds being Plot No.41, 42 & 45 + 5th Item:995Sq.yds or 831.91Sq.mts being Plot No.15 & 16 + 6th Item:595.54Sq.yds or 497.93Sq.mts being Plot No.24 + 7th Item:197.56Sq.yds or 165.18Sq.mts being Plot No.11 + 8th Item:535Sq.yds or 447.31Sq.mts being Plot No.19) bearing 13Plot Nos.11, 15, 16, 19, 20, 21, 22, 24, 31, 34, 41, 42 & 45, covered by S.Nos.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Visakhapatnam District. It is recited in the sale deed that the vendor No.1 acquired the property i.e., (Old Layout Plot No.31 & 34) vide registered two sale deeds, dt.01-05-1970 bearing doc.no.1479/1970 & dt.26-12-1970 bearing doc.no.4522/1970, vendor No.2 acquired the property i.e., (Old Layout Plot No.24) vide registered sale deed, dt.01-05-1970 bearing doc.no.1399/1970, vendor No.3 acquired the property i.e., (Old Layout Plot No.11Part) vide registered sale deed, dt.23-03-1970 bearing doc.no.1142/1970, vendor No.4 acquired the property i.e., (Old Layout Plot No.22Part) vide registered sale deed, dt.05-12-1970 bearing doc.no.4370/1970, vendor No.5 acquired the property i.e., (Old Layout Plot No.22Part) vide registered sale deed, dt.05-12-1970 bearing doc.no.4371/1970, vendor No.6



acquired the property i.e., (Old Layout Plot No.20 & 21) vide registered sale deed, dt.25-05-1970 bearing doc.no.3321/1970, vendor No.7 acquired the property i.e., (Old Layout Plot No.42) vide registered sale deed, dt.17-01-1971 bearing doc.no.74/1971, Father of vendor No.8 acquired the property i.e., (Old Layout Plot No.45) vide registered sale deed, dt.23-03-1971 bearing doc.no.886/1971 later the property devolved upon the Vendor No.8 vide registered doc.no.103/1999 Bk3, dt.22-05-1999, vendor No.9 acquired the property i.e., (Old Layout Plot No.19) vide registered sale deed, dt.28-02-1971, vendor No.10 acquired the property i.e., (Old Layout Plot No.15 & 16) vide registered sale deed, dt.24-02-1970 bearing doc.no.426/1970, and vendor No.11 Husband acquired the property i.e., (Old Layout Plot No.41) vide registered sale deed, dt.19-03-1971 bearing doc.no.983/1971 and after his demise property devolved upon the Vendor Nos.11 to 16 and the same is in possession and enjoyment of the vendor. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.

2. Registered sale deed, dt.25-09-2002 bearing doc.no.3419/2002 in the Office of S.R.O.Sabbavaram goes to show that Smt.Rednam Sobha W/o AhiKrishna sold to Vemanamanda Venkata Narasimha Murthy Raju S/o Bala Rama Murthy Raju and 2.Thotakuri Ramakrishna Raju S/o Late Satyanarayana Raju, i.e., Site of 488.53Sq.yds or 408.45Sq.mts (1st Item: 295.83Sq.yds or 247.34Sq.mts + 2nd Item:192.70Sq.yds or 161.12Sq.mts) out of Ac.5.03Cents, bearing Plot No.28 of Kasturi Bai Nagar Layout, covered by S.Nos.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Visakhapatnam District bearing Plot No.28, covered by S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Visakhapatnam District. It is recited in the sale deed that the vendor acquired the property vide registered sale deed, dt.20-06-1970 bearing doc.no.2799/1970 and the same is in possession and enjoyment of the vendor. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.
3. Registered sale deed, dt.03-10-2002 bearing doc.no.3536/2002 in the Office of S.R.O.Sabbavaram goes to show that Raparthi Suryanarayana Murthy S/o Raparthi Ramarao sold to 1.Thotakuri Ramakrishnam Raju S/o Satyanarayana Raju and 2.Vemanamanda Venkata Narisimha Murthy S/o Bala Rama Murthy, i.e., Site of 350Sq.yds or 292.63Sq.mts out of Ac.5.03Cents, bearing Plot No.27of Kasturi Bai Nagar Layout, covered by S.Nos.16/1



to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Visakhapatnam District. It is recited in the sale deed that the vendor's Mother i.e., acquired the property vide registered sale deed, dt.01-05-1970 bearing doc.no.1401/1970, Subsequently she executed a Will dt.01-08-1981 and the property devolved upon the vendor and the same is in his possession and enjoyment. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.

4. Registered sale deed, dt.05-10-2002 bearing doc.no.3580/2002 in the Office of S.R.O.Sabbavaram goes to show that 1.Uppala Venkata Sanyasi Rao S/o Late Rama Rao, 2.Uppala Venkata Shambu Prasad, 3.Uppala Joga Rao, 4.Uppala Venkata Sekhar, 5.Smt.Raparathi Venkata Appala Syamala W/o China Joga Rao, 6.Smt.Miriyala Saroja W/o Rajeswara Rao and 7.Smt.Balijepalli Venkata Padmaja W/o Ramesh sold to 1.Sirapanasetty Trinadh S/o Venkata Swamy, 2.Koyya Prasada Reddy S/o Late Satyanarayana Reddy, 3.Ambati Rama Krishna Prasad S/o Venkateswarlu and 4.Alluri Ramaraju S/o Venkata Krishnam Raju, the property, i.e., Site of 692.92Sq.yds or 579.35Sq.mts out of Ac.5.03Cents, bearing Plot No.29 & 30 of Kasturi Bai Nagar Layout, covered by S.Nos.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Visakhapatnam District. It is recited in the sale deed that the vendor acquired the property vide registered sale deed, dt.01-05-1970 bearing doc.no.1316/1970 and the same is in possession and enjoyment of the vendor. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.
5. Registered Agreement of Sale with Irrevocable GPA, dt:14-07-2003 bearing doc.no.2924/2003 in the office of S.R.O.Sabbavaram goes to show that 1.Sirapanasetty Trinadh S/o Venkata Swamy, 2.Koyya Prasada Reddy S/o Late Satyanarayana Reddy, 3.Ambati Rama Krishna Prasad S/o Venkateswarlu and 4.Alluri Ramaraju S/o Venkata Krishnam Raju, who are the vendors agreed to sell the property, i.e., Site of 215.58Sq.yds or 180.246Sq.mts, bearing Old Plot No.29, 30 & New Plot No.41, covered by S.No.16/1-6, 18/1B-5, 19/8, 27/31-48, Situated at Aganampudi Village, Gajuwaka Mandal, within limits of GVMC, Visakhapatnam District, to Vuda Varahalu Setty S/o Venkata Rao. It is recited that the vendors acquired the property vide Registered sale deed, dt.05-10-2002 bearing doc.no.3580/2002 and same is in their possession and enjoyment. It is recited in the agreement that the vendors received entire sale consideration from the purchaser and



delivered the property to purchaser and the vendors also gave GPA to the purchaser to do all acts including sale.

6. Registered sale deed, dt.22-07-2003 bearing doc.no.3061/2003 in the Office of S.R.O.Sabbavaram goes to show that 1.Thotakuri Ramakrishnam Raju S/o Satyanarayana Raju and 2.Vemanamanda Venkata Narisinma Murthy S/o Bala Rama Murthy sold to Naru Surya Rao S/o Appadu, i.e., Site of 151.11Sq.yds or 126.34Sq.mts, bearing Old Plot No.27 New **Plot No.42**, covered by S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Visakhapatnam District. It is recited in the sale deed that the vendor acquired the property vide registered sale deed, dt.03-10-2002 bearing doc.no.3533/2002 and the same is in possession and enjoyment of the vendor. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.
7. Registered Agreement of Sale with Irrevocable GPA, dt:22-07-2003 bearing doc.no.3066/2003 in the office of S.R.O.Sabbavaram goes to show that 1.Koyya Prasada Reddy S/o Late Satyanarayana Reddy, 2.Alluri Ramakrishna Raju, 3.Alluri Venkata Narasimharaju sons of Alluri Ramaraju, 4.Satti Venkata Reddy S/o Late Bhadradri Rami Reddy, 5.Ambati Rama Krishna Prasad S/o Venkateswarlu, 6.Sirapanasetty Trinadh S/o Venkata Swamy, 7.Chekuri Mohana Venkata Somaraju, 8.Vadapalli Rajan Raju S/o Seetha Ramaraju, 9.Thotakuri Satya Hanumantavathi W/o Rama Krishna Raju, 10.Kucharlapati Venkata Surya Narayana Raju S/o Chandra Raju, 11.Vemanamanda Venkata Narisimha Murthy Raju S/o Bala Rama Murthy Raju, 12.Thotakuri Ramakrishna Raju S/o Late Satyanarayana Raju and 13.Alluri Rama Raju S/o Venkata Krishnam Raju, who are the vendors agreed to sell the property, i.e., Site of 566.66Sq.yds or 473.78Sq.mts, bearing Old Plot No.31, 28, 29 & 30, New **Plot No.43, 44 & 45**, covered by S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Visakhapatnam District, to Smt.Alluri Indira W/o Venkata Narasimha Raju. It is recited in the sale deed that the vendor Nos.1 to 10 acquired the property i.e., (Old Layout Plot No.31) vide registered sale deed, dt.21-09-2002 bearing doc.no.3370/2002, vendor Nos.11, 12 acquired the property i.e., (Old Layout Plot No.28) vide registered sale deed, dt.25-09-2002 bearing doc.no.3419/2002 and vendor Nos.6,1,5 & 13 acquired the property i.e., (Old Layout Plot No.29, 30) vide registered sale deed, dt.05-10-2002 bearing doc.no.3580/2002 and the same is in possession and enjoyment of the vendor. It is recited in the agreement that the vendors received entire sale consideration



from the purchaser and delivered the property to purchaser and the vendors also gave GPA to the purchaser to do all acts including sale.

8. Registered sale deed, dt.03-09-2003 bearing doc.no.3711/2003 in the Office of S.R.O.Sabbavaram goes to show that 1.Koyya Prasada Reddy S/o Late Satyanarayana Reddy, 2.Alluri Ramakrishna Raju, 3.Alluri Venkata Narasimharaju sons of Alluri Ramaraju, 4.Satti Venkata Reddy S/o Late Bhadradi Rami Reddy, 5.Ambati Rama Krishna Prasad S/o Venkateswarlu, 6.Sirapanasetty Trinadh S/o Venkata Swamy, 7.Chekuri Mohana Venkata Somaraju S/o Subbaraju, 8.Vadapalli Rajan Raju S/o Seetha Ramaraju, 9.Thotakuri Satya Hanumantavathi W/o Rama Krishna Raju, 10.Kucharlapati Venkata Surya Narayana Raju S/o Chandra Raju, 11.Vemanamanda Venkata Narasimha Murthy Raju S/o Bala Rama Murthy Raju, 12.Thotakuri Ramakrishna Raju S/o Late Satyanarayana Raju and 13.Alluri Rama Raju S/o Venkata Krishnam Raju, represented by their GPA Holder: Smt.Alluri Indira W/o Venkata Narasimha Raju (Vide Registered GPA dt.22-07-2003 bearing doc.no.3066/2003) sold to Jeelakarra Tata Rao S/o Appa Rao, i.e., Site of 188.88Sq.yds or 157.92Sq.mts, bearing **Plot No.43** of Panchayati approved Layout, covered by S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Visakhapatnam District. It is recited in the sale deed that the vendor Nos.1 to 10 acquired the property i.e., (Old Layout Plot No.31) vide registered sale deed, dt.21-09-2002 bearing doc.no.3370/2002, vendor Nos.11, 12 acquired the property i.e., (Old Layout Plot No.28) vide registered sale deed, dt.25-09-2002 bearing doc.no.3419/2002 and vendor Nos.6,1,5 & 13 acquired the property i.e., (Old Layout Plot No.29, 30) vide registered sale deed, dt.05-10-2002 bearing doc.no.3580/2002 and the same is in possession and enjoyment of the vendor. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.
9. Registered sale deed, dt.18-12-2003 bearing doc.no.5064/2003 in the Office of S.R.O.Sabbavaram goes to show that 1.Koyya Prasada Reddy S/o Late Satyanarayana Reddy, 2.Alluri Ramakrishna Raju, 3.Alluri Venkata Narasimharaju sons of Alluri Ramaraju, 4.Satti Venkata Reddy S/o Late Bhadradi Rami Reddy, 5.Ambati Rama Krishna Prasad S/o Venkateswarlu, 6.Sirapanasetty Trinadh S/o Venkata Swamy, 7.Chekuri Mohana Venkata Somaraju, 8.Vadapalli Rajan Raju S/o Seetha Ramaraju, 9.Thotakuri Satya Hanumantavathi W/o Rama Krishna Raju, 10.Kucharlapati Venkata Surya Narayana Raju S/o Chandra Raju, 11.Vemanamanda Venkata Narisimha Murthy Raju S/o Bala Rama Murthy Raju,



- 12.Thotakuri Ramakrishna Raju S/o Late Satyanarayana Raju and 13.Alluri Rama Raju S/o Venkata Krishnam Raju, represented by their GPA Holder: Smt.Alluri Indira W/o Venkata Narasimha Raju (Vide Registered GPA dt.22-07-2003 bearing doc.no.3066/2003) sold to Kallepalli Venkata Vijaya Madhava Appala Narasimha Varma S/o K.Subba Raju, i.e., Site of 188.88Sq.yds or 157.92Sq.mts, bearing Old Plot No.31, 28, 29 & 30, New **Plot No.44**, covered by S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Visakhapatnam District. It is recited in the sale deed that the vendor Nos.1 to 10 acquired the property i.e., (Old Layout Plot No.31) vide registered sale deed, dt.21-09-2002 bearing doc.no.3370/2002, vendor Nos.11, 12 acquired the property i.e., (Old Layout Plot No.28) vide registered sale deed, dt.25-09-2002 bearing doc.no.3419/2002 and vendor Nos.6,1,5 & 13 acquired the property i.e., (Old Layout Plot No.29, 30) vide registered sale deed, dt.05-10-2002 bearing doc.no.3580/2002 and the same is in possession and enjoyment of the vendor. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.
10. Registered sale deed, dt.16-11-2006 bearing doc.no.7484/2006 in the Office of S.R.O.Sabbavaram goes to show that Jeelakarra Tata Rao S/o Appa Rao sold to Moturu Mahalakshmi Naidu S/o M.Appa Rao, i.e., Site of 188.88Sq.yds or 157.92Sq.mts, bearing **Plot No.43** of Panchayati approved Layout, covered by S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, Situated at Aganampudi Village, Within the limits of GVMC, Visakhapatnam District. It is recited in the sale deed that the vendor acquired the property vide registered sale deed, dt.03-09-2003 bearing doc.no.3711/2003 and the same is in possession and enjoyment of the vendor. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.
11. Proceedings of the Vice-Chairman, VUDA, Visakhapatnam issued vide RC.No.3460/08/L3, dt.29-08-2011 addressed to K.V.V.M.A.Narasimha Varma reveals that the Authority accorded approval for regulation of the Plot No.44 in S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48 of Aganampudi Village, Gajuwaka Mandal for an extent of 157.92Sq.mts, as per Plan approval enclosed to the said Proceedings.
12. Proceedings of the Vice-Chairman, VUDA, Visakhapatnam issued vide RC.No.6501/08/L3, dt.02-12-2011 addressed to M.Mahalakshmi Naidu reveals that the Authority accorded approval for regulation of the Plot No.43 in S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48 of



Aganampudi Village, Gajuwaka Mandal for an extent of 139.34Sq.mts, as per Plan approval enclosed to the said Proceedings.

13. Proceedings of the Vice-Chairman, VUDA, Visakhapatnam issued vide RC.No.6583/08/L2, dt.01-10-2012 addressed to N.Surya Rao reveals that the Authority accorded approval for regulation of the Plot No.42 in S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48 of Aganampudi Village, Gajuwaka Mandal for an extent of 102.47Sq.mts, as per Plan approval enclosed to the said Proceedings.
14. Survey Certificate, dt.27-04-2018 issued by M.Amarnath, A.P. Licensed Surveyor No.3343, Survey Settlement & Land Records, Visakhapatnam, addressed to Vooda Varahalu Setty S/o V.Venkata Rao residing ad D.No.14-6-3, Visakhapatnam, reveals that the Plot No.41 of Aganampudi Village, Gajuwaka Mandal, Visakhapatnam with an extent of 215.58Sq.yds acquired vide Regd Doc.no.2924/2003, as per Surveyor report on ground lies in S.No.27/45.
15. Registered sale deed, dt.01-08-2018 bearing doc.no.2479/2018 in the Office of S.R.O.Lankelapalem goes to show that 1.Sirapanasetty Trinadh S/o Venkata Swamy, 2.Koyya Prasada Reddy S/o Late Satyanarayana Reddy, 3.Ambati Rama Krishna Prasad S/o Venkateswarlu and 4.Alluri Ramaraju S/o Venkata Krishnam Raju, represented by their GPA Holder: Vuda Varahalu Setty S/o Venkata Rao (vide Registered GPA dt.14-07-2003 bearing doc.no.2924/2003) sold to Pitta Hari Rajeswara Rao S/o P.Atchutam, the property, i.e., Site of 215.58Sq.yds or 180.246Sq.mts, bearing Old Plot No.29, 30 & New **Plot No.41**, covered by Old S.No.16/1-6, 18/1B-5, 19/8, 27/31-48, New S.No:27/45part, (as per Survey Report) Situated at Aganampudi Village, Gajuwaka Mandal, within limits of GVMC, Visakhapatnam District. It is recited in the sale deed that the vendor acquired the property vide registered sale deed, dt.05-10-2002 bearing doc.no.3580/2002 and the same is in possession and enjoyment of the vendor. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.
16. Registered sale deed, dt.30-09-2023 bearing doc.no.6116/2023 in the Office of S.R.O.Lankelapalem goes to show that Naru Surya Rao S/o Appadu sold to M/s Samryddhi Constructions, represented by its Partners: 1)Chigurupalli Taviti Naidu S/o Ch.Ananda Rao and 2.Doddi Narasimha Murty S/o D.Nookaraju, the property, i.e., Site of 151.11Sq.yds or 126.34Sq.mts, bearing **Plot No.42**, covered by Old S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48, New S.No:27/45part, (as per LRS issued by VUDA vide Rc.No.6583/08/L2, dt.01-10-

2012) Situated at Aganampudi Village, Gajuwaka Mandal, within limits of GVMC, Visakhapatnam District. It is recited in the sale deed that the vendor acquired the property vide registered sale deed, dt.22-07-2003 bearing doc.no.3061/2003 and the same is in possession and enjoyment of the vendor. It is further recited in the sale deed that the vendor received entire sale consideration from the purchaser and delivered the property to the purchaser with full and absolute rights.

17. Endorsement, vide File No.GVMC-PER/97/2024-TS(ZONE-VI) TP-GVMC, Computer No.374780, dt.17-03-2024 by GVMC, Visakhapatnam, addressed to Kallepalli Venkata Vijaya Madhava Appala Narasimha Varma S/o K.Subba Raju, reveals that residential house in S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48 Part, applicant acquired vide doc.no.5064/2003, dt.18-12-2003 of Aganampudi village, as per Revenue Records the schedule mentioned property situated in Plot No.44 and lies in S.No.27-45part of Aganampudi Village, Gajuwaka Mandal, Visakhapatnam.
18. Endorsement, vide File No.GVMC-PER/99/2024-TS(ZONE-VI) TP-GVMC, Computer No.374782, dt.17-03-2024 by GVMC, Visakhapatnam, addressed to Samryddhi Constructions, represented by its Partners: 1)Chigurupalli Taviti Naidu and 2.Doddi Narasimha Murty, reveals that residential house in S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48 Part, applicant acquired vide doc.no.6116/2023, dt.30-09-2023 of Aganampudi village, as per Revenue Records the schedule mentioned property situated in Plot No.42 and lies in S.No.27-45part of Aganampudi Village, Gajuwaka Mandal, Visakhapatnam.
19. Endorsement, vide File No.GVMC-PER/98/2024-TS(ZONE-VI) TP-GVMC, Computer No.374781, dt.17-03-2024 by GVMC, Visakhapatnam, addressed to Moturu Mahalakshmi Naidu S/o M.Appa Rao, reveals that residential house in S.No.16/1 to 6, 18/1B to 5, 19/8, 27/31 to 48 Part, applicant acquired vide doc.no.7484/2006, dt.16-11-2006 of Aganampudi village, as per Revenue Records the schedule mentioned property situated in Plot No.43 and lies in S.No.27-45part of Aganampudi Village, Gajuwaka Mandal, Visakhapatnam.
20. Registered Development Agreement with Irrevocable General Power of Attorney, dt.27-03-2024 bearing doc.no.3133/2024 in the Office of S.R.O.Lankelapalem goes to show that 1.Moturu Mahalakshmi Naidu S/o M.Appa Rao, 2.Kallepalli Venkata Vijaya Madhava Appala Narasimha Varma S/o K.Subba Raju, 3.Pitta Hari Rajeswara Rao S/o P.Atchutam and 4.M/s Samryddhi Constructions, represented by its Partners: 1)Chigurupalli Taviti Naidu S/o Ch.Ananda Rao and 2.Doddi Narasimha Murty S/o D.Nookaraju, who is the First Party/Land



owner of the property, i.e., Site of 692.45Sq.yds or 578.88Sq.mts, bearing **Plot Nos.41, 42, 43 & 44**, covered by S.No:27/45part, Situated at Aganampudi Village, Paravada Mandal, within limits of GVMC, Visakhapatnam District, and they entered into agreement with M/s Samryddhi Constructions, represented by its Partners: 1)Chigurupalli Taviti Naidu S/o Ch.Ananda Rao and 2.Doddi Narasimha Murty S/o D.Nookaraju, who is the Second Party/Developer having requisite experience in building residential flats--to develop the said property by making construction of residential flats in the site on sharing basis. It is recited that the Owner No.1 acquired the property i.e., Site of 188.88Sq.yds being Plot No.43 vide Registered Sale Deed, dt.16-11-2006 bearing doc.no.7484/2006, Owner No.2 acquired the property i.e., Site of 188.88Sq.yds being Plot No.44 vide Registered Sale Deed, dt.18-12-2003 bearing doc.no.5064/2003, Owner No.3 acquired the property i.e., Site of 215.58Sq.yds being Plot No.41 vide Registered Sale Deed, dt.01-08-2018 bearing doc.no.2479/2018 and Owner No.4 acquired the property i.e., Site of 151.11Sq.yds being Plot No.42 vide Registered Sale Deed, dt.30-09-2023 bearing doc.no.6116/2023 all the four properties are adjacent to one another make a single compact block of 744.45Sq.yds, subsequently the owners an extent of 52.13Sq.yds leaved for road widening to GVMC after road widening balance area of 692.46Sq.yds and the same is in their possession and enjoyment. It is recited in the agreement that the Developer shall construct Stilt (for parking) + Ground Floor + 4Upper Floors consisting of 20Residential Flats in the Schedule mentioned site shall be in the name and style of "SRI SAI SAMRYDDHI ENCLAVE", on certain terms and conditions and as per specifications detailed in the said agreement. It is recited that the Developer is at liberty to enter into agreements with intending purchasers in respect of it's undivided share in the site and receive advances from them. It is further recited in the agreement that the First Party also gave Power of Attorney in favor of the Second Party/Developer to enter into sale agreements and to sell the Flats to intending purchasers on her behalf—in respect of the undivided share of site in relation to the Flats belong to the Developer.

The individual Flats that fell to the share of the First Party/Site Owners and the Second Party/Developer are mentioned in the above Development Agreement.

21. Partnership deed, dt.19-03-2020 reveals that (i)Doddi Narasimha Murty S/o Nooka Raju (First Party) and (ii)Chigurupalli Taviti Naidu S/o Anand Rao (Second Party) formed into Partnership by name "M/S SAMRYDDHI CONSTRUCTIONS" with effect from 19-03-2020, as per terms and conditions detailed in the deed. The Partnership business shall be



Builders, contractors, dealers in, and manufacturers of pre fabricated and pre cast houses, Building and erections and materials tools, implements, machinery and metal ware in connection therewith or incidental thereto and to carry on any other business, i.e, customarily, usually and to purchase, acquire, take on lease or in exchange or in any other lawful manner any area, land, buildings, structures and to act as contractors or subcontractors or developers or builders or service provider or consultant or engineer or designer or fabricaror or advisor or dealer or agent or architect, build and other activities to any individual, firm, company, state or central Government or any quasi Government or local authority or any other artificial person for civil, mechanical, electrical or any type of works etc., and to do any such other acts or busineees, activities as are mutually agreed upon, and the Partnership shall be at will. Vide Page No.6, Clause.11 the First Party i.e., Doddi Narasimha Murty shall be the Managing Partners of the Firm and he is authorized/vested with powers to enter into all types of agreements, deeds, business deals, Memorandum of understandings (MOUs) on behalf of the Firm.

22. Acknowledgement of Registration of Firm, dt.12-06-2020 issued by Registrar of Firms, Visakhapatnam reveals that "M/S SAMRYDDHI CONSTRUCTIONS" has been entered in the Register of Firms as No.490 of 2020 at Visakhapatnam.
23. Registered Affidavit, dt.27-03-2024 bearing doc.no.3140/2024 in the office of S.R.O.Lankelapalem goes to show that 1.Moturu Mahalakshmi Naidu S/o M.Appa Rao, 2.Kallepalli Venkata Vijaya Madhava Appala Narasimha Varma S/o K.Subba Raju, 3.Pitta Hari Rajeswara Rao S/o P.Atchutam and 4.M/s Samryddhi Constructions, represented by its Partners: 1)Chigurupalli Taviti Naidu S/o Ch.Ananda Rao and 2.Doddi Narasimha Murty S/o D.Nookaraju, mortgaged 10% of the area out of the total Built up area admeasuring 209.67Sq.yds or 175.29Sq.mtrs or 1887.09Sft in Ground Floor as marked in the approval vide B.A.No.1086/1163/B/Z6/ALD/2024, issued by GVMC, Visakhapatnam, to the Commissioner, GVMC, Visakhapatnam towards security to enforce the terms and conditions with respect to construction in the site covered by "Schedule Property" of the report.
24. Proceedings vide B.A.No.1086/1163/B/Z6/ALD/2024, dt.27-05-2024 issued by GVMC, Visakhapatnam reveals that the Authority approved construction of RCC Building in Stilt, Ground, First, Second, Third and Fourth Floors in the site covered by schedule property of the report, as per plan approval enclosed to the said Proceedings. There is 10% built up area mortgage admeasuring about 175.20sq.mts in Ground Floor mortgaged and handed to GVMC

and the same is demarkated in the plan.

25. Encumbrance Certificates, dt.02-07-2024 obtained from S.R.O.Lankelapalem covering period of 17years from 01-10-2007 to 01-07-2024 reveals that there are no encumbrances on the "Schedule Property" of the report and the above transactions are reflected therein.

SCHEDULE

Site of 692.45Sq.yds or 578.88Sq.mts, bearing **Plot Nos.41, 42, 43 & 44**, covered by S.No:27/45part, Situated at Aganampudi Village, Gajuwaka Mandal, within limits of GVMC, Visakhapatnam District, bounded by:

East: 24 Feet Wide Road

South: 24 Feet Wide Road

West: 30 Feet Wide Road

North: Plot NO.40 & 45 Site

CERTIFICATE OF TITLE

1. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01-10-2007 to 01-07-2024 pertaining to the Immovable Property covered by above said Title deeds. The property is free from all Encumbrances.

2. Following scrutiny of Land Records/Revenue Records, relative Title Deeds and encumbrance certificates (ECs) obtained from the Registrations & Stamps Department, I certify that that 1.Moturu Mahalakshmi Naidu S/o M.Appa Rao, 2.Kallepalli Venkata Vijaya Madhava Appala Narasimha Varma S/o K.Subba Raju, 3.Pitta Hari Rajeswara Rao S/o P.Atchutam and 4.M/s Samryddhi Constructions, represented by its Partners: 1)Chigurupalli Taviti Naidu S/o Ch.Ananda Rao and 2.Doddi Narasimha Murty S/o D.Nookaraju, represented by their GPA holder: M/s Samryddhi Constructions, represented by its Partners: 1)Chigurupalli Taviti Naidu S/o Ch.Ananda Rao and 2.Doddi Narasimha Murty S/o D.Nookaraju (vide Registered Development Agreement with Irrevocable General Power of Attorney, dt.27-03-2024 bearing doc.no.3133/2024) are having clear, absolute and marketable title to the property, more fully described under "Schedule of property"

Signature of the Advocate

