

S.S.MOHANA RAO B.SC, MA, ML, PGD IRPM ADVOCATE & NOTARY	Cell:98485 97546 Dr.No.44-34-18/8, Nandagiri Nagar, Akkayyapalam, VISAKHAPATNAM -16
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Date: 20-12-2022

To

TO WHOM SO EVER IT MAY CONCERN

Sub:- Legal Opinion -Reg

I have gone through the entire file and my opinion is as follows:

I LIST OF DOCUMENTS SCRUTINIZED

S.No	Date	Description	Remarks
01.	24-05-2002	Registered sale deed No.789/2002	Xerox Copy
02.	24-05-2002	Registered sale deed No.790/2002	Xerox Copy
03	11-06-2002	Registered sale deed No.900/2002	Xerox Copy
04	11-12-2003	Registered Rectification deed No.2077/2003	Xerox Copy
05.	11-06-2002	Registered sale deed No.901/2002	Xerox Copy
06	11-12-2003	Registered Rectification deed No.2076/2003	Xerox Copy
07	03-10-2002	Registered sale deed No.1586/2002	Xerox Copy
08	27-02-2003	Registered sale deed No. 241/2003	Xerox Copy
09	27-02-2003	Registered sale deed No. 244/2003	Xerox Copy
10	11-12-2003	Registered sale deed No. 2082/2003	Xerox Copy
11	15-02-2005	Registered sale deed No.506/2005	Xerox Copy
12	20-05-2005	Registered sale deed No.1824 /2005	Xerox Copy
13	07-06-2005	Registered sale deed No.2051/2005	Xerox Copy
14	07-06-2005	Registered sale deed No.2052/2005	Xerox Copy
15	07-08-2006	Registered sale deed No.3326/2006	Xerox Copy
16	09-10-2006	Registered sale deed No. 4495/2006	Xerox Copy
17	11-12-2003	Registered sale deed No. 2083/2003	Xerox Copy
18	10-04-2007	Registered sale deed No. 2759/2007	Xerox Copy
19	11-09-2008	Registered sale deed No. 3848/2008	Xerox Copy

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20 to 26		1B RORs issued by Tahsildar, Bhogapuram	Xerox Copy
27 to 38		Adangal/Pahanis issued by Tahsildar, Bhogapuram	Xerox Copy
39	22-03-2021	Registered Development Agreement With GPA No: 1778/2021	Xerox Copy
40	22-03-2021	Registered Development Agreement With GPA No: 1779/2021	Xerox Copy
41	01-04-2021	Registered Agreement to sell with Irrevocable GPA No: 1933/2021	Xerox Copy
42	10-05-2022	Registered Affidavit No. 2380/2022	Xerox Copy
43	08-06-2022	Proceedings of VMRDA	Xerox Copy
44	20-03-2021	Partnership Deed	Xerox Copy
45	23-03-2021	Acknowledgement of Registration of Firm	Xerox Copy
46	30-03-2021 07-04-2021 09-04-2021	Encumbrance certificates issued by Sub Registrar, Bhogapuram	Xerox Copy

II The schedule mentioned property and the description of the property is as follows:-

SCHEDULE

A land of an extent of Ac. 7.27 Cents under 3 items covered by S. No. 206/5, 206/51, 206/46A, 206/38, 206/39, 206/40A, 206/44A Part of Gudepuvalasa Village, Vizianagaram (Doc. No. 1778/2021)

bounded as follows:

1st Item: Ac. 2.77.50 Cents

East : S. No. 206/4 boundary

South: Dry land of Guggilla Geetha, Guggilla Sujatha

West : S. No. 206-36 & 206-37 boundary

North : Dry land of Boi Yerrayamma, Boyi Gurappa and others


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2nd Item: Ac. 2.22 Cents

East : Kancheru village boundary

South: Road and Dry land of Boi Appalanarsamma and others

West : Dry land of Guggilla Geetha, Guggilla Sujatha and others

North : Dry land of Guggilla Geetha, Guggilla Sujatha and others

3rd Item: Ac. 2.27.50 Cents

East : Dry land of Guggilla Geetha, Guggilla Sujatha and others

South: Road and Dry land of Dalli Appanna, Dalli Narsamma and others

West : Road and Dry land of Dalli Appanna, Dalli Narsamma and others

North : Dry land of Dalli Ramayamma and others.

A land of an extent of Ac. 6.91 Cents under 2 items covered by S. No. 207/1,2,1/7,10/5A,10/1 of Gudepuvalasa, Kancheru Village, Vizianagaram bounded as follows (Doc. No. 1779/2021) :

1st item: Ac. 3.05 Cents

East : S. No. 207/3 boundary

South: Dry land of Guggilla Geetha, Guggilla Sujatha

West : Dry land of Guggilla Geetha, Guggilla Sujatha

North : Dry land of Guggilla Geetha and others

2nd item: Ac. 3.86 Cents

East : Dry land of Bollenkula Chinnayyareddy and others

South: Boundary of S. No. 10/2 & 10/4

West : Boundary of Gudepuvalasa Village

North : Dry land of Bollenkula Appanna, Bollenkula Naidu and others

A land of an extent of Ac. 0.21 Cents under 2 items covered by S. No. 207/3,206/4 of Gudepuvalasa Village, Vizianagaram bounded as follows (Doc. No. 1933/2021):

1st Item: Ac. 0.15 Cents

East : Dry land of Guggilla Geetha, Guggilla Sujatha

South: Dry land of Guggilla Geetha, Guggilla Sujatha

West : Dry land of Guggilla Geetha, Guggilla Sujatha

North : Dry land sold by Battu Suramma, Veldurhti Bangaramma

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2nd Item: Ac. 0.06 Cents

East : Dry land of Guggilla Geetha, Guggilla Sujatha

South: Dry land of Battu Suramma, Veldurhti Bangaramma

West : Dry land of Guggilla Geetha, Guggilla Sujatha

North : Dry land of Battu Suramma, Veldurhti Bangaramma and Bollinkula Mangamma
W/o Appanna

III DESCRIPTION OF THE DOCUMENTS/ FLOW OF TITLE

I perused the following documents and as per the contents of the documents the owners Guggilla Geetha W/o Venkatalakshmi Nookaraju, Guggilla Sujatha W/o Parvateesam, Battu Suramma W/o Bangari & Veldutti Bangaramma W/o Rajinaidu acquired the title as described below:-

1. As per Registered sale deed dt. 24-05-2002 vide doc. No.789/2002, Saragada Papayya s/o late Kanakayya sold to Guggilla Geetha W/o Venkatalakshmi Nookaraju @ Sekhar, A land of Ac. 1.07 cents covered by old S. No.205, new S. No. 206/5 of Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is acquired through doc. No. 204/85 .
2. As per Registered sale deed dt. 24-05-2002 vide doc. No.790/2002, Saragada Papayya s/o late Kanakayya sold to Guggilla Sujatha W/o G. Parvateesam @ Sai, A land of Ac. 1.07 cents covered by old S. No.205, new S. No. 206/5 of Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is acquired through doc. No. 204/85 .
3. As per Registered sale deed dt. 11-06-2002 vide doc. No.900/2002, Battu Suramma W/o Bangari and others sold to Guggilla Geetha W/o Venkatalakshmi Nookaraju, A land of Ac. 1.38 cents covered by S. No. 206/5, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property.

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4. A Registered Rectification deed dt. 11-12-2003 vide doc. No.2077/2003 shows that in the above sale deed the survey number and extent of the land wrongly mentioned and rectified through this deed.
5. As per Registered sale deed dt. 11-06-2002 vide doc. No.901/2002, Dalli Appanna S/o late Appanna and others sold to Guggilla Sujatha W/o G. Parvateesam @ Sai, A land of Ac. 1.38 cents covered by S. No. 206/5, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property.
6. A Registered Rectification deed dt. 11-12-2003 vide doc. No.2076/2003 shows that in the above sale deed the survey number and extent of the land wrongly mentioned and rectified through this deed.
7. As per Registered sale deed dt. 03-10-2002 vide doc. No.1586/2002, Darapu Varahamma W/o Narayana sold to Guggilla Sujatha W/o G. Parvateesam @ Sai, A land of Ac. 1.98 cents covered by S. No. 10/1 of Kancheru Village, Bhogapuram Mandal, Vizianagararm Dist, which is acquired through doc. No. 664/1962 .
8. As per Registered sale deed dt. 27-02-2003 vide doc. No. 241/2003, Maraju Chandrasekhara Siva Kumar S/o Vasudeva Rao sold to Guggilla Sujatha W/o G. Parvateesam @ Sai, A land of Ac. 0.93 cents covered by S. No. 1/7 of Kancheru Village, Bhogapuram Mandal, Vizianagararm Dist, which is acquired through doc. No. 688/1999 .
9. As per Registered sale deed dt. 27-02-2003 vide doc. No. 244/2003, Vempada Parvathi W/o Appalareddy sold to Guggilla Sujatha W/o G. Parvateesam, A land of Ac. 0.95 cents covered by S. No. 10/5 of Kancheru Village, Bhogapuram Mandal, Vizianagararm Dist, which is acquired through doc. No. 192/98 .
10. As per Registered sale deed dt. 11-12-2003 vide doc. No. 2082/2003, Battu Bangari S/o late Ramulu and others sold to Guggilla Geetha W/o Venkatalakshmi Nookaraju, A

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land of Ac. 1.45 cents covered by S. No. 207/2, 206/5, 206/6, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property .

11. As per Registered sale deed dt. 15-02-2005 vide doc. No.506/2005, Battu Suramma W/o Bangari sold to Guggilla Geetha W/o Venkatalakshmi Nookaraju, A land of Ac. 0.82 cents covered by S. No. 206/5, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property.
12. As per Registered sale deed dt. 20-05-2005 vide doc. No.1824 /2005, Dalli Appanna S/o late Appanna and others sold to Guggilla Geetha W/o GVL Nookaraju @ Sekhar, A land of Ac. 0.23 cents covered by S. No. 206/40,206/44, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property .
13. As per Registered sale deed dt. 07-06-2005 vide doc. No.2051/2005, Dalli Mutyalu S/o late RAMulu and others sold to Guggilla Geetha W/o G.V.L. Nookaraju @ Sekhar, A land of Ac. 0.68 cents covered by S. No. 206/38,206/39, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property.
14. As per Registered sale deed dt. 07-06-2005 vide doc. No.2052/2005, Dalli Mutaylu S/o late Ramulu and others sold to Guggilla Sujatha W/o G.V. Parvateesam @ Sai, A land of Ac. 0.68 cents covered by S. No. 206/38,206/39, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property.
15. As per Registered sale deed dt. 07-08-2006 vide doc. No.3326/2006, Dalli Appanna S/o late Appanna and others sold to Guggilla Geetha W/o Venkatalakshmi Nookaraju, A land of Ac. 0.19.5 cents covered by S. No. 206/40 Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property
16. As per Registered sale deed dt. 09-10-2006 vide doc. No. 4495/2006, Dalli Narsimma S/o late Appanna and others sold to Guggilla Geetha W/o Nookaraju, A land of Ac. 0.17

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cents covered by S. No. 206/39, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property .

17. As per Registered sale deed dt. 11-12-2003 vide doc. No. 2083/2003, Boi Gurappa and others sold to Battu Suramma w/o Bangari, A land of Ac. 1.01.5 cents covered by S. No. 206/5, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist , which is their ancestral property .
18. As per Registered sale deed dt. 10-04-2007 vide doc. No. 2759/2007, Battu Suramma W/o Bangari sold to Guggilla Geetha W/o Venkatalakshmi Nookaraju, A land of Ac. 1.01.5 cents covered by S. No. 206/5, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property and some property acquired through sale deed vide doc. No. 2083/2003 .
19. As per Registered sale deed dt. 11-09-2008 vide doc. No. 3848/2008, Dalli Narsimma S/o late Appanna and others sold to Guggilla Geetha W/o Venkatalakshmi Nookaraju, A land of Ac. 0.40 cents covered by S. No. 206/40 A, Gudepuvalasa Village, Bhogapuram Mandal, Vizianagararm Dist, which is their ancestral property
20. The 1B ROR issued by Tahsildar, Bhogapuram on 29-03-2021 & 31-03-2021 shows that Battu Suramma W/o Bangari is pattadar of lands at Gudepuvalasa Village for the extents and survey numbers mentioned.
21. The 1B ROR issued by Tahsildar, Bhogapuram on 29-03-2021 & 31-03-2021 shows that Veludutti Bangaramma W/o Rajinaidu is pattadar of lands at Gudepuvalasa Village for the extents and survey numbers mentioned.
22. The 1B ROR issued by Tahsildar, Bhogapuram on 29-03-2021 shows that Boi Appanna S/o Ramanna is pattadar of Ac. 0.69 Cents in S. No. 206/4 of Gudepuvalasa Village.

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23. The 1B ROR issued by Tahsildar, Bhogapuram on 19-03-2021 shows that Guggilla Sujatha W/o Parvateesam @ Sai is pattadar of lands at Kancheru Village for the extents and survey numbers mentioned.
24. The 1B ROR issued by Tahsildar, Bhogapuram on 19-03-2021 shows that Guggilla Sujatha W/o Parvateesam is pattadar of lands at Gudepuvalasa Village for the extents and survey numbers mentioned.
25. The 1B ROR issued by Tahsildar, Bhogapuram on 31-03-2021 shows that Guggilla Geetha W/o Nookaraju is pattadar of lands at Gudepuvalasa Village for the extents and survey numbers mentioned.
26. The 1B ROR issued by Tahsildar, Bhogapuram on 31-03-2021 shows that Guggilla Sujatha W/o Parvateesam is pattadar of lands at Gudepuvalasa Village for the extents and survey numbers mentioned.
27. The Adangal/Pahanis issued by Tahsildar, Bhogapuram on 19-03-2021 shows that Guggilla Sujatha W/o Parvateesam @ Sai is pattadar of Ac. 0.95 Cents in S. No. 10/5A, Ac. 1.98 Cents in S. No. 10/1, Ac. 0.93 Cents in S. No. 1/7 at Kancheru Village, relates to fasli No. 1430.
28. The Adangal/Pahanis issued by Tahsildar, Bhogapuram on 19-03-2021 shows that Guggilla Sujatha W/o Parvateesam is pattadar of Ac. 0.17 Cents in S. No. 207/2 & Guggilla Geetha W/o Nookaraju is pattadar of Ac. 0.53 Cents in S. No. 207/2 of Gudepuvalasa Village, relates to fasli No. 1430.
29. The Adangal/Pahanis issued by Tahsildar, Bhogapuram on 19-03-2021 shows that Guggilla Sujatha W/o Parvateesam is pattadar of Ac. 1.17 Cents in S. No. 207/1 & Guggilla Geetha W/o Nookaraju is pattadar of Ac. 1.18 Cents in S. No. 207/1 of Gudepuvalasa Village, relates to fasli No. 1430.

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30. The Adangal/Pahanis issued by Tahsildar, Bhogapuram on 31-03-2021 shows that Guggilla Geetha W/o Nookaraju is pattadar of Ac. 0.8150 Cents in S. No. 206/40A & Dalli Appanna is pattadar of Ac. 0.1350 Cents in S. No. 206/40A of Gudepuvalasa Village, relates to fasli No. 1430.
31. The Adangal/Pahanis issued by Tahsildar, Bhogapuram on 19-03-2021 shows that Guggilla Geetha W/o Nookaraju is pattadar of Ac. 0.0100 Cents in S. No. 206/44A of Gudepuvalasa Village, relates to fasli No. 1430.
32. The Adangal/Pahanis issued by Tahsildar, Bhogapuram on 19-03-2021 shows that Guggilla Sujatha W/o Parvateesam is pattadar of Ac. 1.07 Cents in S. No. 206/51, Guggilla Geetha W/o Nookaraju is pattadar of Ac. 1.07 Cents in S. No. 206/51 & Battu Bangaramma is pattadar of Ac. 0.1000 Cents in S. No. 206/51 of Gudepuvalasa Village, relates to fasli No. 1430.
33. The Adangal/Pahanis issued by Tahsildar, Bhogapuram on 19-03-2021 shows that Guggilla Geetha W/o Nookaraju is pattadar of Ac. 2.77 Cents in S. No. 206/5, Battu Suramma W/o Bangari is pattadar of Ac. 0.3100 Cents in S. No. 206/5 & Velduti Bangaramma W/o Rajinaidu is pattadar of Ac. 0.31 Cents in S. No. 206/5 of Gudepuvalasa Village, relates to fasli No. 1430.
34. The Adangal/Pahani issued by Tahsildar, Bhogapuram on 19-03-2021 shows that Guggilla Geetha W/o Nookaraju is pattadar of Ac. 0.0800 Cents in S. No. 206/46A, Battu Suramma W/o Bangari is pattadar of Ac. 0.0600 Cents in S. No. 206/46A & Velduti Bangaramma W/o Rajinaidu is pattadar of Ac. 0.0600 Cents in S. No. 206/46A of Gudepuvalasa Village, relates to fasli No. 1430.
35. The Adangal/Pahani issued by Tahsildar, Bhogapuram on 31-03-2021 shows that Guggilla Sujatha W/o Parvateesam is pattadar of Ac. 1.1200 Cents in S. No. 206/38 of Gudepuvalasa Village, relates to fasli No. 1430.

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36. The Adangal/Pahans issued by Tahsildar, Bhogapuram on 31-03-2021 shows that Guggilla Sujatha W/o Parvateesam is pattadar of Ac. 0.3300 Cents in S. No. 206/39 of Gudepuvalasa Village, relates to fasli No. 1430.
37. The Adangal/Pahanis issued by Tahsildar, Bhogapuram on 01-04-2021 shows that Boi Appanna S/o Ramanna is pattadar of Ac. 0.69 Cents in S. No. 206/4 of Gudepuvalasa Village, relates to fasli No. 1430.
38. The Adangal/Pahani issued by Tahsildar, Bhogapuram on 01-04-2021 shows that Battu Suramma W/o Bangari is pattadar of Ac. 0.0750 Cents in S. No. 207/3 & Velduti Bangaramma W/o Rajinaidu is pattadar of Ac. 0.0750 Cents in S. No. 207/3 of Gudepuvalasa Village, relates to fasli No. 1430.
39. As per Registered Development Agreement With GPA dt: 22-03-2021 vide Doc No: 1778/2021, Guggilla Geetha W/o Venkatalakshmi Nookaraju and Guggilla Sujatha W/o Parvateesam who is the site owner entered in to this Development Agreement with the Developer M/s Abhi Builders & Developers rep by its Managing Partner Dasari Ramesh S/o late Lakshmi Perumallu, Bolla Rupavani W/o Srinivasu and Guggilla Ravi Chandu S/o Uma Venkata Rajeswara Rao with respect to the property ie., A land of an extent of Ac. 7.27 Cents under 3 items covered by S. No. 206/5, 206/51, 206/46A, 206/38, 206/39, 206/40A, 206/44A Part of Gudepuvalasa Village, Vizianagaram. Whereas the owners acquired the property under registered sale deeds vide doct Nos: 2082/2003, 2759/2007, 506/2005, 2051/2005, 4495/2006, 1824/2005, 3326/2006, 3848/2008, 789/2002, 790/2002, 2052/2005.
40. As per Registered Development Agreement With GPA dt: 22-03-2021 vide Doc No: 1779/2021, Guggilla Geetha W/o Venkatalakshmi Nookaraju and Guggilla Sujatha W/o Parvateesam who is the site owner entered in to this Development Agreement with the Developer M/s Abhi Builders & Developers rep by its Managing Partner Dasari Ramesh

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S/o late Lakshmi Perumallu, Bolla Rupavani W/o Srinivasu and Guggilla Ravi Chandu S/o Uma Venkata Rajeswara Rao with respect to the property ie., A land of an extent of Ac. 6.91 Cents under 2 items covered by S. No. 207/1,2,1/7,10/5A,10/1 of Gudepuvalasa, Kancheru Village, Vizianagaram. Whereas the owners acquired the property under registered sale deeds vide doct Nos: 900/2002,2077/2003,2082/2003,901/2002 & Rectification deed No. 2076/2003, Sale deed Nos. 1586/2002,241/2003,244/2003.

41. As per Registered Agreement to sell with Irrevocable GPA dt: 01-04-2021 vide document No: 1933/2021 goes to show that Battu Suramma W/o Bangari, Veldutti Bangaramma W/o Rajinaidu who is the vendor agreed to sell the property i.e. A land of an extent of Ac. 0.21 Cents under 2 items covered by S. No. 207/3,206/4 of Gudepuvalasa Village, Vizianagaram to M/s Abhi Builders & Developers rep by its Managing Partner Dasari Ramesh S/o late Lakshmi Perumallu, Bolla Rupavani W/o Srinivasu and Guggilla Ravi Chandu S/o Uma Venkata Rajeswara Rao who is the purchaser. It is recited that the vendor acquired the property from their ancestors .
42. As per Registered Affidavit dt. 10-05-2022 vide doc No. 2380/2022 shows G. Geetha, G. Sujatha, Battu Suramma, Veldutti Bangaramma rep. by GPA holder M/s Abhi Builders & Developers mortgaged 5749.05 sq yds ie., Plot Nos. 61 to 64, 80 to 84, 101 to 103, 117 to 120, 127 & 128 of Gudepuvalasa Village in S. No. 206/4p,5p,38,39p,40Ap,44A,46Ap,51p,207/1,2,3 of Gudepuvalasa Village to VMRDA.
43. As per the Proceedings of VMRDA File No. 1167/0096/LP/VMRDA/2021/Mortgage dt. 08-06-2022 shows that the layout in an extent of Ac. 14.0125 Cents in S. Nos. 1/7,10/1p,10/5p of Kancheru village, S. No. 206/38,206/39p,206/40Ap,206/44A,206/46Ap,206/4p,206/51p,206/5p,207/1,207/2,207/3

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of Gudepuvalasa village belongs to M/s Abhi Builders & Developers is approved by vide L.P. No. 98/2021/1167/VMRDA/DPMS .

44. The Partnership Deed executed on 20-03-2021 between 1) Dasari Ramesh S/o late Lakshmi Perumallu 2) Guggilla Ravi Chandu S/o Uma Venkata Rajeswara Rao 3) Bolla Rupavani W/o Srinivasu shows that the partners decided to carry on the business of construction of Residential flats, commercial complexes etc., in the name of M/s Abhi Builders & Developers.
45. An Acknowledgement of Registration of Firm dt. 23-03-2021 shows that "M/s Abhi Builders & Developers" has been entered in the Register of Firms as No. 362 of 2021 at Visakhapatnam.
46. The Encumbrance certificates issued by Sub Registrar, Bhogapuram dt. 30-03-2021, 07-04-2021, 09-04-2021, covering a period of 38 years from 01-01-1983 to 08-04-2021 reveals that there are no encumbrances on the said property. The above transaction were referred to and reflected in the Encumbrance Certificate.

IV OPINION

After going through all the documents mentioned supra, I am of the opinion that the owners Guggilla Geetha W/o Venkatalakshmi Nookaraju, Guggilla Sujatha W/o Parvateesam, Battu Suramma W/o Bangari & Veldutti Bangaramma W/o Rajinaidu acquired title for schedule property as described above and the Development Agreement and Sale Agreement Cum GPA executed in favour of Developer ie., M/s Abhi Builders & Developers rep by its Managing Partner Dasari Ramesh S/o late Lakshmi Perumallu, Bolla Rupavani W/o Srinivasu and Guggilla Ravi Chandu S/o Uma Venkata Rajeswara Rao, is valid . There are no legal impediments for granting loan or creating valid Security under any applicable Law/ Rules.

Visakhapatnam

Date:20-12-2022

S.S. Mohana Rao
(S.S. MOHANA RAO)

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