

D.AMMULU.

ADVOCATE,

D.NO. 18-7-26,

FIRST STREET, LINGAMPETA,

KRISHNA NAGAR,

RAJAMAHENDRAVARAM

DATE: 12.10.2018

TO WHOM SO EVER IT MAY CONCERN:

I have perused the following documents regarding the marketable title of Swathi Promoters (P) Ltd., rep. by its chairman, sri Medapati Krishna Reddy S/o Ramareddy of Visakahapatnam.

List of documents scrutinized.

S.NO.	DATE AND DOCUMENT NO.	INWHOSE FAVOUR AND BY WHOM DOCUMENT EXECUTED	ORIGINAL/XEROX
1.	19.03.2018 988/2018	Sale deed executed infavour of Swathi Promoters (P) Ltd., rep. by its chairman, sri Medapati Krishna Reddy BY Nallamilli Satyanarayana Reddy	Xerox
2.	20.05.1995 958/1995	Sale deed executed infavour of Nallamilli Satyanarayana Reddy by Kunapureddy Venkata Rao and others	Xerox
3.	14.10.1957 1618/1957	Regd. Partition deed executed between Kunapureddy Jagga Rao and others	Xerox
4.		Encumbrance certificate issued by SRO Peddapuram with app.no. 975776	Original

SCHEDULE OF PROPERTY:

East Godavry District , Peddapuram Sub-registry, Peddapuram Mandal, Anur Gram panchayat and village land in Original R.S.No. 142/1 full extent Ac.12.63 cts northern Ac.3.69 cts subsequently subdivided and present R.S.No. 142/1B and bounded by

EAST ; Road leading from Ramessampeta to Anuru
 SOUTH ; Land of Kunapureddy Veerraju to some extent and Kunapureddy Venkata Rao to some extent and Cart track
 WEST ; Land belonging to Nallamilli Lakshmikantham in the outskirts of Kotapadu village purchased by SWathi Promoters to some extent R.S.No. 233/1B
 NORTH ; Land in R.S.No. 233/1B

Within the above boundaries an extent of Ac.3.69 cts =1.488 Hectares agricultural land, with all easementary rights

As seen from the regd. Sale deed dated 19.03.2018 vide document No.988/2018 executed infavour of Swathi Promoters (P) Ltd., rep. by its chairman, sri Medapati Krishna Reddy BY Nallamilli Satyanarayana Reddy an extent of Ac. 3.69 cts is sold to Swathi Promoters situated in Original R.S.No. 142/1 full extent Ac.12.63 cts northern Ac.3.69 cts subsequently subdivided and present R.S.No. 142/1B of Anur village, and Gram Panchayat, Peddapuram Mandalam of East Godavary District. The same is described in the schedule mentioned above. Swathi promoters purchased the same for valuable consideration and possession has been delivered to them by their vendor.


As seen from the contents of the said document, the vendor sri Nallamilli Satyanarayana Reddy in turn got the same as per the regd. Sale deed dated 20.05.1995 vide regd. Document No. 958/1995 for valuable consideration from Sri Kunapureddy Venkata Rao and others. The extent covered under the said document and the document executed infavour of Swathi Promoters is one and the same.

As seen from the contents of the said document the first executant Kunapureddy Venkata Rao got the same in the regd. Partition dated 16.10.1957 vide document No. 1618/1957.

As seen from the Encumbrance certificate issued by SRO Peddapuram with app.no. 975776 for the period from 01.01.1983 to 16.09.2018, there are no encumbrances over the schedule mentioned property except he documents 1 and 2 referred above.

Thus as discussed above , I am of the opinion that Swathi Promoters (P) Ltd., rep. by its chairman, sri Medapati Krishna Reddy has got absolute right, title and possession over the schedule mentioned property.

For SWATHI PROMOTERS (P) LTD.


 (M. RAMESH REDDY)
 Managing Director


 ADVOCATE.

Cell. 9393202903, 94413025
DASARI AMMULU
 PUBLIC NOTARY & ADVOCATE