

P.L.R.V.RAMANA RAO
B.Sc., B.L.,
ADVOCATE

D.No.54-11-52, Sapthagiri, Plot No.8,
M.G.Officer's Colony,
Opp. Krishna College, Main Gate,
Isukathota, Visakhapatnam-530022.
E-mail:plrvssr@yahoo.in
Cell:9440172097 & 9346359767

Date:29-08-2023.

To

M/s. Arunachala Quality Builders & Developers
Represented by its Managing Partner

(i) Sri Yenduva Rambabu S/o Late Yenduva Babaji Naidu and Executive
Partners

(ii) Sri Padala Venkata Satyanarayana Murthy S/o Late Padala Sriramulu and

(iii) Sri Chintalapudi Subba Rao S/o Sathiraju

I have carefully gone through all the documents relating to M/s. Arunachala Quality Builders & Developers represented by its Managing Partner (i) Sri Yenduva Rambabu S/o Late Yenduva Babaji Naidu and Executive Partners (ii) Sri Padala Venkata Satyanarayana Murthy S/o Late Padala Sriramulu and (iii) Sri Chintalapudi Subba Rao S/o Sathiraju

LIST OF DOCUMENTS SCRUTINIZED BY ME:

S. No.	Date	Description of the Document	Document Number	Remarks
1	19-06-1982	Regd. Sale Deed	6192/1982	Original
2	19-06-1982	Regd. Sale Deed	6193/1982	Original
3	24-06-1988	Regd. Sale Deed	4525/1988	Original
4	12-04-1991	Regd. Sale Deed	2492/1991	Original
5	29-07-1998	Regd. Sale Deed	2461/1998	Original
6	30-07-1998	Regd. Sale Deed	2492/1998	Original
7	28-01-2000	Regd. Gift Settlement Deed	218/2000	Original
8	02-08-2001	Regd. Sale Deed	2899/2001	Original
9	31-03-2007	Regd. Sale Deed	1438/2007	Original
10	03-04-2007	Regd. Sale Deed	1913/2007	Original
11	20-06-2012	Endorsement	C.A.No.0251/00 6362/12/CCP	Xerox Copy
12	22-06-2012	Regd. Rectification Deed	3503/2012	Original
13	22-06-2012	Regd. Rectification Deed	3504/2012	Original
14	30-06-2012	Regd. Sale Deed	3624/2012	Original
15	27-11-2012	Regd. Memorandum of Deposit of Title Deed	6809/2012	Certified Copy
16	30-03-2017	Regd. Memorandum of Deposit of Title Deed	1807/2017	Certified Copy
17	09-03-2022	Regd. Receipt	2357/2022	Original
18	09-09-2022	Property Tax Receipt	Assessment No. 1086099603	Online Copy

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Visakhapatnam - 530022
9440172097, 9346359767

19	22-09-2022	Regd. Receipt	10092/2022	Original
20	15-09-2022	Partnership Deed		Original
21	29-09-2022	Ack. of Registration of Firm	Regd. No. 1133/2022	Original
22	20-10-2022	Regd. Sale Deed	10995/2022	Original
23	24-02-2023	Regd. Affidavit (Mortgage)	1730/2023	Original
24	16-05-2023	Proceedings of the Commissioner, GVMC along with Approved Plan	B.A.No.1086/6066/B/Z3/BUT/2022	Online Copy
25		Prohibited Properties List		Online Copy
26	28-08-2023	Encumbrance Certificate	69607177/2023	Original

SCHEDULE

A house site measuring of an extent of **477 sq.yds or 398.83 sq.mts** together with RCC Building thereon consisting of Ground Floor with a plinth are of 1660 sft, First Floor with a plinth are of 1660 sft and Second Floor with a plinth area of 960 sft, bearing **Door No.50-121-30/A Old Assessment No.46500/2706 and New Assessment No.1086099603 and Water Tax Assessment No.45500/602**, being constructed in **Plot No.16 Part of "D"-Block** of approved VUDA Layout vide **L.P.No.5/80**, Situated at Balayya Sastry Layout, Covered by **S.No.1/1A** of **Resapuvanipalem Village**, within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam.

BOUNDARIES:

East : 40 Feet Wide Road
 South : House of P.Bhagya Lakshmi bearing Door No.50-121-30
 West : Remaining Site Today being Sold by the Vendors to the Purchaser
 North : Dharani Apartments bearing Door No.50-121-31

FLOW OF TITLE

Document No.1 is the Regd. Sale Deed, dated.19-06-1982 executed by Sri Pinapothu Venkata Raju S/o Tatayya (vendor) in favour of Sri Ketha Satyanarayana S/o Satyanarayana (vendee) of an extent of 250 sq.yds or 209.33 sq.mts on the Southern Part out of the total extent of 500 sq.yds and out of 1100 sq.yds in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by S.No.2D/16 of Resapuvanipalem Village within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.6192/1982 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Regd. Sale Deed, dated.03-05-1967 registered as document No.1380/1967 in the office of the

[Signature]
 P.L.R.V. RAMANA RAO
 ADVOCATE

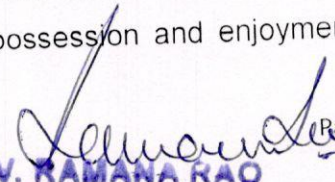
M.G. Officer's Colony, Isukhnahala
Visakhapatnam - 530022
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Joint Sub Registrar, Visakhapatnam. Since then he is in peaceful possession and enjoyment of the same as absolute owner. Now the vendor is selling away the property for a sale consideration of Rs.10,000/- for his necessities. The sale consideration was acknowledged by the vendor and delivered the vacant possession to the purchaser with absolute rights.

Document No.2 is the Regd. Sale Deed, dated.19-06-1982 executed by Sri Pinapothu Venkata Raju S/o Tatayya (vendor) in favour of Smt. Burra Swarnamba W/o Late Kutumba Sastry (vendee) of an extent of 250 sq.yds or 209.33 sq.mts on the Northern Part out of the total extent of 500 sq.yds and out of 1100 sq.yds in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by S.No.2D/16 of Resapuvanipalem Village within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.6193/1982 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Regd. Sale Deed, dated.03-05-1967 registered as document No.1380/1967 in the office of the Joint Sub Registrar, Visakhapatnam. Since then he is in peaceful possession and enjoyment of the same as absolute owner. Now the vendor is selling away the property for a sale consideration of Rs.10,000/- for his necessities. The sale consideration was acknowledged by the vendor and delivered the vacant possession to the purchaser with absolute rights.

Document No.3 is the Regd. Sale Deed, dated.24-06-1988 executed by Smt. Burra Swarnamba W/o Late Kutumba Sastry (vendor) in favour of (1) Sri Nimmagadda Subba Rao S/o Punnaiah and (2) Smt. Nimmagadda Jhansi Lakshmi W/o Subba Rao (vendees) of an extent of 237 sq.yds or 198.132 sq.mts in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by S.No.2D/16 of Resapuvanipalem Village within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.4525/1988 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Regd. Sale Deed, dated.19-06-1982 registered as document No.6193/1982 in the office of the Joint Sub Registrar, Visakhapatnam. Since then she is in peaceful possession and enjoyment of the

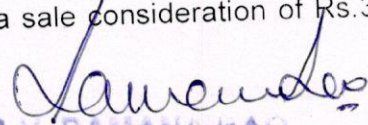
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same as absolute owner. Now the vendor is selling away the property for a sale consideration of Rs.1,30,350/- for her necessities. The sale consideration was acknowledged by the vendor and delivered the vacant possession to the purchaser with absolute rights.

Document No.4 is the Regd. Sale Deed, dated.12-04-1991 executed by Sri Ketha Satyanarayana S/o Satyanarayana (vendor) in favour of Smt. Ravuru Ramanamma W/o Rajgopal Naidu (vendee) of an extent of 250 sq.yds or 209.33 sq.mts in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by S.No.2D/16 of Resapuvanipalem Village within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.2492/1991 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Regd. Sale Deed, dated.19-06-1982 registered as document No.6192/1982 in the office of the Joint Sub Registrar, Visakhapatnam. Since then she is in peaceful possession and enjoyment of the same as absolute owner. Now the vendor is selling away the property for a sale consideration of Rs.1,50,000/- for his necessities. The sale consideration was acknowledged by the vendor and delivered the vacant possession to the purchaser with absolute rights.

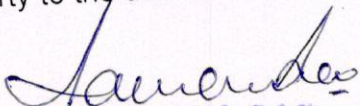
Document No.5 is the Regd. Sale Deed, dated.29-07-1998 executed by Smt. Ravuru Ramanamma W/o Rajgopal Naidu (vendor) in favour of Sri Pallemapati Vijaya Bhaskar Rao S/o Subba Rao (vendee) of an extent of 125 sq.yds or 104.516 sq.mts on the Southern Part out of the total extent of 250 sq.yds or 209.33 sq.mts in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by Old S.No.2D/16 and New S.No.2/Part of Resapuvanipalem Village within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.2461/1998 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Regd. Sale Deed, dated.12-04-1991 registered as document No.2492/1991 in the office of the Joint Sub Registrar, Visakhapatnam. Since then she is in peaceful possession and enjoyment of the same as absolute owner. Now the vendor is selling away the property for a sale consideration of Rs.3,12,500/- for


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her necessities. The sale consideration was acknowledged by the vendor and delivered the vacant possession to the purchaser with absolute rights.

Document No.6 is the Regd. Sale Deed, dated.30-07-1998 executed by Smt. Ravuru Ramanamma W/o Rajagopal Naidu (vendor) in favour of Smt. Pallem pati Kavitha W/o Vijaya Bhaskar (vendee) of an extent of 125 sq.yds or 104.516 sq.mts on the Northern Part out of the total extent of 250 sq.yds or 209.33 sq.mts in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by Old S.No.2D/16 and New S.No.2/Part of Resapuvanipalem Village within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.2492/1998 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Regd. Sale Deed, dated.12-04-1991 registered as document No.2492/1991 in the office of the Joint Sub Registrar, Visakhapatnam. Since then she is in peaceful possession and enjoyment of the same as absolute owner. Now the vendor is selling away the property for a sale consideration of Rs.3,12,500/- for her necessities. The sale consideration was acknowledged by the vendor and delivered the vacant possession to the purchaser with absolute rights.

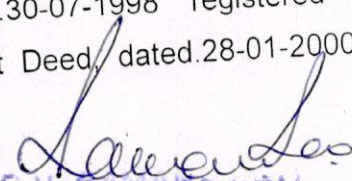
Document No.7 is the Regd. Gift Settlement Deed, dated.28-01-2000 executed by Sri Pallem pati Vijaya Bhaskar Rao S/o Subba Rao (Donor) in favour of Smt. Pallem pati Kavitha W/o Vijaya Bhaskar (Donee) of an extent of 125 sq.yds or 104.516 sq.mts on the Southern Part out of the total extent of 250 sq.yds or 209.33 sq.mts in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by Old S.No.2D/16 and New S.No.2/Part of Resapuvanipalem Village within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.218/2000 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the donor acquired schedule mentioned property through a Regd. Sale Deed, dated.29-07-1998 registered as document No.2461/1998 in the office of the Joint Sub Registrar, Visakhapatnam. It is further recited that the donee is no other than the Wife of the donor. Now the donor is giving away the schedule mentioned property to the donee without any consideration


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only due to love and affection. The donor delivered the vacant possession of the property to the donee with full and absolute rights. The Donee accepted the same.

Document No.8 is the Regd. Sale Deed, dated.02-08-2001 executed by (1) Sri Nimmagadda Subba Rao S/o Punnaiah and (2) Smt. Nimmagadda Jhansi Lakshmi W/o Subba Rao (vendors) in favour of Sri Pallemapati Vijaya Bhaskar Rao S/o Subba Rao (vendee) of an extent of 237 sq.yds or 198.132 sq.mts in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by S.No.2D/16 of Resapuvanipalem Village within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.2899/2001 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Regd. Sale Deed, dated.24-06-1988 registered as document No.4525/1988 in the office of the Joint Sub Registrar, Visakhapatnam. Since then they are in peaceful possession and enjoyment of the same as absolute owners. Now the vendors are selling away the property for a sale consideration of Rs.8,29,500/- for their necessities. The sale consideration was acknowledged by the vendors and delivered the vacant possession to the purchaser with absolute rights.

Document No.9 is the Regd. Sale Deed, dated.31-03-2007 executed by Smt. Pallemapati Kavitha W/o Vijaya Bhaskar (vendor) in favour of (1) Sri Tadi Surya Bhaskara Reddy S/o Late Satyanarayana Reddy and (2) Smt. Tadi Manju Vani W/o Surya Bhaskara Reddy (vendees) of an extent of 250 sq.yds or 209.33 sq.mts together with house consisting of Ground Floor with a plinth area 1660 sft, First Floor with a plinth area 1660 sft and Second Floor with a plinth area 960 sft bearing Door No.50-121-30/A and Assessment No.46500/2706, Water Assessment No.45500/602 in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by Old S.No.2D/16 and New S.No.2/Part of Resapuvanipalem Village within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.1438/2007 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Regd. Sale Deed, dated.30-07-1998 registered as document No.2492/1998 and Regd. Gift Settlement Deed, dated.28-01-2000 registered as

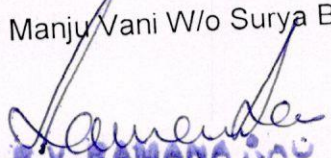

Y.L.R.V. RAMANA RAU
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document No.218/2000 both the documents registered in the office of the Joint Sub Registrar, Visakhapatnam. Since then she is in peaceful possession and enjoyment of the same as absolute owner. Now the vendor is selling away the property for a sale consideration of Rs.59,31,000/- for her necessities. The sale consideration was acknowledged by the vendor and delivered the vacant possession to the purchasers with absolute rights.

Document No.10 is the Regd. Sale Deed, dated.03-04-2007 executed by Sri Pallemapati Vijaya Bhaskar Rao S/o Subba Rao (vendor) in favour of (1) Sri Tadi Surya Bhaskara Reddy S/o Late Satyanarayana Reddy and (2) Smt. Tadi Manju Vani W/o Surya Bhaskara Reddy (vendees) of an extent of 237 sq.yds or 198.132 sq.mts in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by S.No.2D/16 of Resapuvanipalem Village within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.1913/2007 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Regd. Sale Deed, dated.02-08-2001 registered as document No.2899/2001 in the office of the Joint Sub Registrar, Visakhapatnam. Since then he is in peaceful possession and enjoyment of the same as absolute owner. Now the vendor is selling away the property for a sale consideration of Rs.36,90,000/- for his necessities. The sale consideration was acknowledged by the vendor and delivered the vacant possession to the purchasers with absolute rights.

Document No.11 is the Endorsement, dated.20-06-2012 issued by the Town Surveyor, Greater Visakhapatnam Municipal Corporation, Visakhapatnam vide C.A.No.0251/006362/12/CP reveals that the RCC Building bearing Door No.50-121-30/A (Plot No.16/Part (D-Block) of Balayya Sastry Layout, Resapuvanipalem Village lies in S.No.1/1A of Resapuvanipalem Village but not S.No.2/Part of Resapuvanipalem Village as per the Regd. Sale Deeds, bearing Nos.1438/2007 and 1913/2007 and the said is a private land approved by VUDA vide its L.P.No.5/80 within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam as per the Town Surveyor Report issued infavour of Sri Tadi Surya Bhaskara Reddy S/o Late Satyanarayana Reddy and Smt. Tadi Manju Vani W/o Surya Bhaskara Reddy.

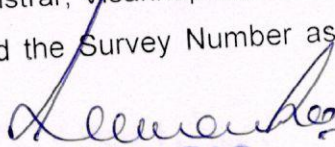
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Document No.12 is the Regd. Rectification Deed, dated.22-06-2012 executed by Smt. Pallemapati Kavitha W/o Vijaya Bhaskar (vendor) in favour of (1) Sri Tadi Surya Bhaskara Reddy S/o Late Satyanarayana Reddy and (2) Smt. Tadi Manju Vani W/o Surya Bhaskara Reddy (vendees) of an extent of 250 sq.yds or 209.33 sq.mts together with house consisting of Ground Floor with a plinth area 1660 sft, First Floor with a plinth area 1660 sft and Second Floor with a plinth area 960 sft bearing Door No.50-121-30/A and Assessment No.46500/2706, Water Assessment No.45500/602 in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by Old S.No.2D/16 and New S.No.2/Part of Resapuvanipalem Village within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.3503/2012 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that vendor executed a Regd. Sale Deed in favour of (1) Sri Tadi Surya Bhaskara Reddy S/o Late Satyanarayana Reddy and (2) Smt. Tadi Manju Vani W/o Surya Bhaskara Reddy on 31-03-2007 registered as document No.1438/2007 in the office of the Joint Sub Registrar, Visakhapatnam i.e. (Document No.10 herein) in which it is wrongly mentioned the Survey Number as S.No.2Part instead of 1/1A of Resapuvanipalem Village within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. The said mistake was rectified by the vendor through this deed.

Document No.13 is the Regd. Rectification Deed, dated.22-06-2012 executed by Sri Pallemapati Vijaya Bhaskar Rao S/o Subba Rao (vendor) in favour of (1) Sri Tadi Surya Bhaskara Reddy S/o Late Satyanarayana Reddy and (2) Smt. Tadi Manju Vani W/o Surya Bhaskara Reddy (vendees) of an extent of 237 sq.yds or 198.132 sq.mts in the approved VUDA Layout vide L.P.No.5/80, situated at Balayya Sastry Layout, Covered by S.No.2D/16 of Resapuvanipalem Village within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.3504/2012 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that vendor executed a Regd. Sale Deed in favour of (1) Sri Tadi Surya Bhaskara Reddy S/o Late Satyanarayana Reddy and (2) Smt. Tadi Manju Vani W/o Surya Bhaskara Reddy on 03-04-2007 registered as document No.1913/2007 in the office of the Joint Sub Registrar, Visakhapatnam i.e. (Document No.11 herein) in which it is wrongly mentioned the Survey Number as S.No.2Part

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instead of 1/1A of Resapuvanipalem Village within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. The said mistake was rectified by the vendor through this deed.

Document No.14 is the Regd. Sale Deed, dated.30-06-2012 executed by (1) Sri Tadi Surya Bhaskara Reddy S/o Late Satyanarayana Reddy and (2) Smt. Tadi Manju Vani W/o Surya Bhaskara Reddy (vendors) in favour of **Sri Ramesh Babu Panchakarla S/o Late P.Pandu Ranga Rao and (2) Smt. Mahalakshmi Panchakarla W/o P.Ramesh Babu** (vendees) of an extent of 487 sq.yds or 407.195 sq.mts together with RCC Building thereon consisting of Ground Floor with a plinth area of 1660 sft, First Floor with a plinth area of 1660 sft and Second Floor with a plinth area of 960 sft, bearing **Door No.50-121-30/A Old Assessment No.46500/2706 and New Assessment No.1086099603 and Water Tax Assessment No.45500/602**, being constructed in **Plot No.16 Part of "D"-Block of approved VUDA Layout vide L.P.No.5/80, Covered by Old S.No.2 Part and New S.No.1/1A of Resapuvanipalem Village, Balayya Sastry Layout** within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.3624/2012 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendor through a Two Regd. Sale Deeds, (i) dated.31-03-2007 registered as document No.1438/2007 and (ii) dated.03-04-2007 registered as document No.1913/2007 both the said document were rectified through a Two Regd. Rectification Deeds, (iii) dated.22-06-2012 registered as document No.3503/2012 and (iv) dated.22-06-2012 registered as document No.3504/2012 all the documents registered in the office of the Joint Sub Registrar, Visakhapatnam. Since then they are in peaceful possession and enjoyment of the same as absolute owners. Now the vendors are selling away the property for a sale consideration of Rs.1,90,00,000/- for their necessities. The sale consideration was acknowledged by the vendors and delivered the vacant possession to the purchasers with absolute rights.

Document No.15 is the Regd. Memorandum of Deposit of Title Deed, dated.27-11-2012 executed between **Sri Ramesh Babu Panchakarla S/o Late P.Pandu Ranga Rao and (2) Smt. Mahalakshmi Panchakarla W/o P.Ramesh Babu** (Depositors) in

L. Ramana Rao

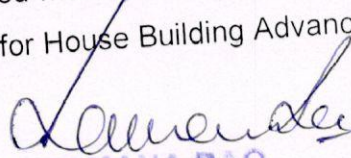
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favour of Indian Overseas Bank, Jagadamba Center Branch, Visakhapatnam (Bank) of an extent of **487 sq.yds or 407.195 sq.mts** together with RCC Building thereon consisting of Ground Floor with a plinth area of 1660 sft, First Floor with a plinth area of 1660 sft and Second Floor with a plinth area of 960 sft, bearing **Door No.50-121-30/A Old Assessment No.46500/2706 and New Assessment No.1086099603 and Water Tax Assessment No.45500/602**, being constructed in **Plot No.16 Part of "D"-Block** of approved VUDA Layout vide L.P.No.5/80, Covered by **Old S.No.2 Part and New S.No.1/1A** of Resapuvanipalem Village, Balayya Sastry Layout within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.6809/2012 in the office of the Joint Sub Registrar, Visakhapatnam. It is further recited in the deed that the Depositors agreed to mortgage the scheduled mentioned property to the Bank for a sum of Rs.2,58,40,000/- through this deed for House Building Advance.

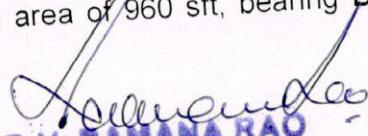
Document No.16 is the Regd. Memorandum of Deposit of Title Deed, dated.30-03-2017 executed between **(1) M/s. Emmar Logistics Private Limited** represented by **Sri Panchakarla Venkateswara Rao (2) Sri Ramesh Babu Panchakarla S/o Late P.Pandu Ranga Rao and (3) Smt. Mahalakshmi Panchakarla W/o P.Ramesh Babu** (Depositors) in favour of Indian Overseas Bank, Jagadamba Center Branch, Visakhapatnam represented by its Branch Manager **Sri B.Srinivasa Reddy** (Bank) of an extent of **487 sq.yds or 407.195 sq.mts** together with RCC Building thereon consisting of Ground Floor with a plinth area of 1660 sft, First Floor with a plinth area of 1660 sft and Second Floor with a plinth area of 960 sft, bearing **Door No.50-121-30/A Old Assessment No.46500/2706 and New Assessment No.1086099603 and Water Tax Assessment No.45500/602**, being constructed in **Plot No.16 Part of "D"-Block** of approved VUDA Layout vide L.P.No.5/80, Covered by **Old S.No.2 Part and New S.No.1/1A** of Resapuvanipalem Village, Balayya Sastry Layout within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam along with Two Others properties. This is registered as document No.1807/2017 in the office of the Joint Sub Registrar, Visakhapatnam. It is further recited in the deed that the Depositors agreed to mortgage the scheduled mentioned property to the Bank for a sum of Rs.10,08,93,000/- through this deed for House Building Advance.


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Document No.17 is the Regd. Receipt, dated.09-03-2022 executed between Indian Overseas Bank represented by its Sri Boni Venkata Rao S/o Boni Appala Naidu (Bank) and **(1) M/s. Emmar Logistics Private Limited represented by Sri Panchakarla Venkateswara Rao (2) Sri Ramesh Babu Panchakarla S/o Late P.Pandu Ranga Rao and (3) Smt. Mahalakshmi Panchakarla W/o P.Ramesh Babu** (Depositors) of an extent of **487 sq.yds or 407.195 sq.mts** together with RCC Building thereon consisting of Ground Floor with a plinth are of 1660 sft, First Floor with a plinth are of 1660 sft and Second Floor with a plinth area of 960 sft, bearing **Door No.50-121-30/A Old Assessment No.46500/2706 and New Assessment No.1086099603 and Water Tax Assessment No.45500/602**, being constructed in **Plot No.16 Part of "D"-Block of approved VUDA Layout vide L.P.No.5/80, Covered by Old S.No.2 Part and New S.No.1/1A of Resapuvanipalem Village, Balayya Sastry Layout** within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam along with Two Others properties. This is registered as document No.2357/2022 in the office of the Joint Sub Registrar, Visakhapatnam. It is further recited in the deed that the Regd. Memorandum of Deposit of Title Deed, dated.30-03-2017 registered as document No.1807/2017 in the office of the Joint Sub Registrar, Visakhapatnam is cancelled through this deed.

Document No.18 is the Online Property Tax Receipt, dated.09-09-2022 bearing Door No.50-121-30/A with Assessment No.1086099603 issued by the Greater Visakhapatnam Municipal Corporation, Visakhapatnam. Which clearly shows that tax paid upto 31-03-2023 for the schedule mentioned property by the applicant's herein i.e. **(1) Sri Ramesh Babu Panchakarla and (2) Smt. Mahalakshmi Panchakarla**.

Document No.19 is the Regd. Receipt, dated.22-09-2022 executed between Indian Overseas Bank represented by its Sri Boni Venkata Rao S/o Boni Appala Naidu (Bank) and **(1) Sri Ramesh Babu Panchakarla S/o Late P.Pandu Ranga Rao and (2) Smt. Mahalakshmi Panchakarla W/o P.Ramesh Babu** (Depositors) of an extent of **487 sq.yds or 407.195 sq.mts** together with RCC Building thereon consisting of Ground Floor with a plinth are of 1660 sft, First Floor with a plinth are of 1660 sft and Second Floor with a plinth area of 960 sft, bearing **Door No.50-121-**

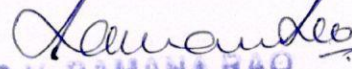

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30/A Old Assessment No.46500/2706 and New Assessment No.1086099603 and Water Tax Assessment No.45500/602, being constructed in Plot No.16 Part of "D"-Block of approved VUDA Layout vide L.P.No.5/80, Covered by Old S.No.2 Part and New S.No.1/1A of Resapuvanipalem Village, Balayya Sastry Layout within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.10092/2022 in the office of the Joint Sub Registrar, Visakhapatnam. It is further recited in the deed that the Regd. Memorandum of Deposit of Title Deed, dated.28-11-2012 registered as document No.6809/2012 in the office of the Joint Sub Registrar, Visakhapatnam is cancelled through this deed.

Document No.20 is the Partnership Deed, dated.15-09-2022 executed between the Partners i.e. (1) Sri Yenduva Rambabu S/o Late Yenduva Babaji Naidu (2) Sri Padala Venkata Satyanarayana Murthy S/o Late Padala Sriramulu and (3) Sri Chintalapudi Subba Rao S/o Sathiraju and they decided to carry their business in the name and style of M/s. Arunachala Quality Builders & Developers at Visakhapatnam. The object of the Partnership business is to Development of Layouts, Construct Commercial Complexes Flats and Apartments and Town Ships etc. It is agreed by the partners that the First Partner i.e. Sri Yenduva Rambabu S/o Late Yenduva Babaji Naidu is the Managing Partner shall manage all the affairs of the firm to the greatest advantage.

Document No.21 is the Acknowledgement of Registration of Firm, dated.29-09-2022 showing that M/s Arunachala Quality Builders & Developers, Visakhapatnam has been entered in the Register of Firms as No.1133 of 2022 at Visakhapatnam, Andhra Pradesh.

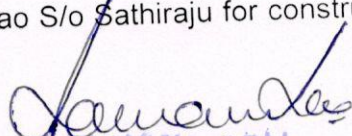
Document No.22 is the Regd. Sale Deed, dated.28-10-2022 executed by (1) Sri Ramesh Babu Panchakarla S/o Late P.Pandu Ranga Rao and (2) Smt. Mahalakshmi Panchakarla W/o P.Ramesh Babu (vendors) in favour of **M/s. Arunachala Quality Builders & Developers represented by its Managing Partner (i) Sri Yenduva Rambabu S/o Late Yenduva Babaji Naidu and Executive Partners (ii) Sri Padala Venkata Satyanarayana Murthy S/o Late Padala Sriramulu and (iii) Sri Chintalapudi Subba Rao S/o Sathiraju** (vendees) of an extent of 477 sq.yds or 398.83 sq.mts together with RCC Building thereon consisting of Ground Floor with a


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plinth area of 200 sft, bearing Door No.50-121-30/A Old Assessment No.46500/2706 and New Assessment No.1086099603 and Water Tax Assessment No.45500/602, being constructed in Plot No.16 Part of "D"-Block of approved VUDA Layout vide L.P.No.5/80, Situated at Balayya Sastry Layout, Covered by S.No.1/1A of Resapuvanipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. This is registered as document No.10995/2022 in the office of the Joint Sub Registrar, Visakhapatnam. It is recited in the deed that the property acquired by the vendors through a Regd. Sale Deed, dated.30-06-2012 registered as document No.3624/2012 in the office of the Joint Sub Registrar, Visakhapatnam. Since then they are in peaceful possession and enjoyment of the same as absolute owners. Now the vendors are selling away the property for a sale consideration of Rs.3,46,20,000/- for their necessities. The sale consideration was acknowledged by the vendors and delivered the vacant possession to the purchasers with absolute rights.

Document No.23 is the Regd. Affidavit (Mortgage), dated.24-02-2023 executed between M/s. Arunachala Quality Builders & Developers represented by its Managing Partner (i) Sri Yenduva Rambabu S/o Late Yenduva Babaji Naidu and Executive Partners (ii) Sri Padala Venkata Satyanarayana Murthy S/o Late Padala Sriramulu and (iii) Sri Chintalapudi Subba Rao S/o Sathiraju (First Party) in favour of Greater Visakhapatnam Municipal Corporation, represented by its Commissioner, Visakhapatnam (Second Party). This is registered as document No.1730/2023 in the office of the Joint Sub Registrar, Visakhapatnam. It is further recited in the deed that 10% of the total built up area i.e. 137.53 sq.yds or 115.00 sq.mts or 1238 sft in Fourth Floor of Flat No.502 is mortgaged to GVMC through this Deed.

Document No.24 is the Approved Plan & Proceedings issued by the Commissioner, Greater Visakhapatnam Municipal Corporation (GVMC), Visakhapatnam vide B.A.No.1086/6066/B/Z3/BUT/2022, dated.16-05-2023 to show that GVMC granted permission to M/s. Arunachala Quality Builders & Developers represented by its Managing Partner (i) Sri Yenduva Rambabu S/o Late Yenduva Babaji Naidu and Executive Partners (ii) Sri Padala Venkata Satyanarayana Murthy S/o Late Padala Sriramulu and (iii) Sri Chintalapudi Subba Rao S/o Sathiraju for construction of RCC


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residential Apartment building consisting of Stilt Floor for Parking, Ground Floor Plus 4 Upper Floors in S.No.1/1A of Resapuvanipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam. And for the construction 10 units in the name of owner and proceeding were also issued to that affect. Further the proceedings of GVMC reveals that 10% of the built up area in Fourth Floor measuring 115.00 sq.mts is mortgaged to GVMC through a Notarised Affidavit and the same is demarcated in the plan. Accordingly GVMC has approved plan for the same.

Document No.25 is the Online Prohibited Properties Survey Number Wise Certificate, reveals that the above Survey Number 1/1A of Resapuvanipalem Village, within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam is not reflected in Prohibited Properties list.

Document No.26 is the Encumbrance Certificate bearing No.69607177/2023, dated.28-08-2023 issued by the Joint Sub Registrar, Visakhapatnam for the schedule mentioned property showing the transaction for the period from 01-09-1993 to 20-08-2023 which reveals that there are no encumbrances on the said property.

In view of the above said discussions and material placed before me I am of the opinion that **M/s. Arunachala Quality Builders & Developers** represented by its Managing Partner (i) **Sri Yenduva Rambabu S/o Late Yenduva Babaji Naidu** and Executive Partners (ii) **Sri Padala Venkata Satyanarayana Murthy S/o Late Padala Sriramulu** and (iii) **Sri Chintalapudi Subba Rao S/o Sathiraju** have got clear absolute and marketable title over the scheduled mentioned property.

Date :29-08-2023
Visakhapatnam.

Signature of the Advocate

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