



**G SRINIVAS**

MBA, LLM, PGDCA, (M.Com)  
**ADVOCATE**

**MIG 1- 177, VUDA COLONY,  
VINAYAKANAGAR,GAJUWAKA  
VISAKHAPATANAM-26.**  
Mob: 9182521622

To  
Sri Medapati Suresh Reddy,  
S/o Krishna Reddy,  
R/o D.No. 50-121-63/3,  
Balayya sastry Layout,  
Visakhapatnam.

Dt. 24-03-2025

Sir,

**Sub: Opinions- Legal Opinion cum Title Search report in respect of land of an extent of Ac. 6.5444 Cts or 2.648 hectares covered by Survey Numbers: 6/10p, 6/11, 6/12p, 6/13p, 6/14p, 6/15, 6/16, 6/17, 6/18p, 6/19p, 6/20p, 6/21p, 6/23p, 6/24p, 6/25p, 6/28, 6/29, 6/2p, 6/3, 6/30p, 6/31p, 6/32p, 6/4, 6/5, 6/6, 6/7, 6/8, 6/9p Situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT & Survey Numbers 130/10, 130/11p, 130/12p, 130/13p, 130/14p, 130/9p situated at LAKKAVARAPUKOTA TALARI VILLAGE, LKOTA MANDAL, VIZIANAGARAM DISTRICT belonging to Sri Medapati Suresh Reddy - Regarding:**

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I have gone through the following mentioned copies of documents referred in Para-3 below and on careful perusal of the same, I am of the following:

**LEGAL OPINION**

**1. Name and address of the Title holder:**

Sri Medapati Suresh Reddy, S/o Sri Medapati Krishna Reddy, R/o D.No. 50-121-63/3, Balayya sastry Layout, Seethammadhara, Visakhapatnam-530013.

**2. Description of the Property:**

All that piece and parcel of land ad measuring in an extent of Ac. 6.5444 Cts or 2.648 hectares covered by Survey Numbers: 6/10p, 6/11, 6/12p, 6/13p, 6/14p, 6/15, 6/16, 6/17, 6/18p, 6/19p, 6/20p, 6/21p, 6/23p, 6/24p, 6/25p, 6/28, 6/29, 6/2p, 6/3, 6/30p, 6/31p, 6/32p, 6/4, 6/5, 6/6, 6/7, 6/8, 6/9p Situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT & Survey Numbers 130/10, 130/11p, 130/12p, 130/13p, 130/14p, 130/9p situated at LAKKAVARAPUKOTA TALARI VILLAGE, LKOTA MANDAL, VIZIANAGARAM DISTRICT belonging to Sri Medapati Suresh Reddy.

**G. SRINIVAS**  
MBA,LLM,PGDCA,(M.Com)  
ADVOCATE  
MIG 1-177, VUDA Colony  
Vinayakanagar  
VISAKHAPATNAM-530026





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**3. DOCUMENTS STUDIED;=**

Statement of Encumbrance on Property retrieved from the website of registration and stamps for 30 years from 01-01-1990 to 01-07-2024 at SRO Kothavalasa.

S. No	Date	Description	From	Remarks
1	9/8/2023	Regd. Sale Deed executed by Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc.No.4807/2023.	Joint Sub Registrar, Dwarakanagar	Photostat Copy
2	9/8/2023	Regd. Gift Deed executed by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.4808/2023.	Joint Sub Registrar, Dwarakanagar	Photostat Copy
3	6/4/2024	Regd. Sale Deed executed by Rayavarapu Suri Naidu, Rayavarapu Srinu, Rayavarapu Suri Demudu and Badireddy Lakshmi in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.3620/2024.	Joint Sub Registrar, Kothavalasa	Photostat Copy
4	12/3/2024	Regd. Sale Deed executed by Swathi Promoters Pvt. Ltd. Represented by Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc.No.1971/2024.	Joint Sub Registrar, Dwarakanagar	Photostat Copy

**G. SRINIVAS**  
MBA,LLM,PGDCA,(M.Com)  
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MIG 1-177, VUDA Colony  
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5	12/3/2024	Regd. Sale Deed executed by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.1975.	Joint Sub Registrar, Dwarakanagar	Photostat Copy
6	3/8/2023	Regd. Sale Deed executed by Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc.No.4643/2023.	Joint Sub Registrar, Dwarakanagar	Photostat Copy
7	21-07-2023	Regd. Gift Deed executed by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.4297/2023.	Joint Sub Registrar, Dwarakanagar	Photostat Copy
8	NA	NALA Conversion Orders received from Concerned Revenue Authorities with COO Numbers and D.Dis Numbers are: 1) C002333017799312,	Revenue Divisional Office, Vizianagaram	Photostat Copy

  
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MBA,LLM,PGDCA,(M.Com)  
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MBA, LLM, PGDCA, (M.Com)  
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		2) D.Dis. No. 1091/2017/C/DATED 04.10.2017 3) C002333017806631 4) C002333017806563 5) C002332015795487 6) D.Dis. No. 1082/2017/C/DATED 04.10.2017		
9	06-07- 2024	Encumbrance certificate obtained through Grama Ward Sachivalayam	Sub-Registrar, Kothavalasa	Net retrieval Copy

**4. TRACING OF TITLE: -**

a) As can be seen from the recitals of document no. 1 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring in an extent of Ac.3-56 Cents under Survey Numbers: 6-1,6-5, 6-6, 6-7, 6-8, 6-9, 6-10, 6-12, 6-13-A, 6-17, 6-18, 6-19-A, 6-20,6-22,6-24, 6-25, 6-28, 6-29, 6-31, 6-32, 6-32-A and 11-2 situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT is executed by Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.4807/2023 registered at SRO, Dwarakanagar.

b) As can be seen from the recitals of document no. 2 under reference cited above the same is a Photostat copy of the Gift Deed admeasuring to an extent of Ac. 0.5450 Cents under Survey Numbers 6-4, 6-5, 6-6, 6-13, 6-17, 6-21 and 6-24 situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT is executed by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.4808/2022 registered at SRO, Dwarakanagar.

c) As can be seen from the recitals of document no. 3 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring to in an extent of Ac. 0-15 Cents under Survey Numbers. 6-10, 6-13 and 6-17 situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT is executed by Rayavarapu Suri Naidu, Rayavarapu Srinu, Rayavarapu Suri Demudu and Badireddy Lakshmi in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.3620/2024 registered at SRO, Kothavalasa.

  
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d) As can be seen from the recitals of document no. 4 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring to in an extent of Ac.0-85 Cents under Survey Numbers: 6-7P, 6-9P, 6-10, 6-11, 6-19, 6-29 and 6-18P situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT is executed by Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.1971/2024 registered at SRO, Dwarakanagar.

e) As can be seen from the recitals of document no. 5 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring to in an extent of 605 Sq. Yrds or Ac. 0-125 Cents under Survey Numbers: 6-13 and 6-21 situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT is executed by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc. No.1975/2024 registered at SRO, Dwarakanagar.

f) As can be seen from the recitals of document no. 6 under reference cited above the same is a Photostat copy of the Sale Deed admeasuring to in an extent of Ac. 0-99 Cents under Survey Numbers 130-9, 130-11, 130-12, 130-13 and 130-14 situated at Lakkavarapukkota Thalari Revenue village and gram panchayat, Lakkavarapukkota mandal, Vizianagaram District is executed by Swathi Promoters Pvt. Ltd. Represented by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc.No.4643/2023.

g) As can be seen from the recitals of document no. 7 under reference cited above the same is a Photostat copy of the Gift Deed admeasuring to an extent of Ac. 1-04 Cents under Survey Numbers 130-10 situated at Lakkavarapukkota Thalari Revenue village and gram panchayat, Lakkavarapukkota mandal, Vizianagaram District is executed by Sri Medapati Krishna Reddy in favour of Sri Medapati Suresh Reddy vide Regd. Doc.No.4297/2023.

o) As can be seen from the recitals of document no. 8 under reference cited above the same is a Photostat copies of proceedings of revenue divisional office with various COO numbers and D. Dis numbers for land conversion for Non-Agriculture purpose to an extent of Ac. 6.5444 Cts or 2.648 hectares covered by Survey Numbers: 6/2 to 6/18P, 6/19 to 6/21, 6/23 to 6/25, 6/28 to 6/32P Situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT & Survey Numbers: 130/9P to 130/14 situated at LAKKAVARAPUKOTA TALARI VILLAGE, LKOTA MANDAL, VIZIANAGARAM DISTRICT issued by Revenue Divisional office, Vizianagaram vide COO Numbers: C002333017799312, C002333017806631, C002333017806563 and C002332015795487; and D. Dis. Numbers: D.Dis. No. 1091/2017/C/DATED 04.10.2017 and D.Dis. No. 1082/2017/C/DATED 04.10.2017.

  
**G. SRINIVAS**  
MBA,LLM,PGDCA,(M.Com)  
ADVOCATE  
MIG 1-177, VUDA Colony  
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P) As can be seen from the recitals of document no. 9 under reference cited above the same is a photostat copy of the Encumbrance certificates Dt. 06-07-2024 bearing application number: 240702488734 issued by SRO, Kothavalasa in the name of Sri Medapati Suresh Reddy. The recitals further show that apart from transactions pertaining to the subject property, the EC discloses some other transactions, which bear no resemblance with the subject property.

#### **TRACING OF TITLE AND OBSERVATIONS:**

As per the recitals of the above sale deeds i.e. 4807/2023, 3620/2024, 1971/2024, 1975/2024 and 4643/2023; and Gift Deeds 4808/2023 and 4297/2023

originally,

1. the land admeasuring an extent of Ac.3-56 Cents under Survey Numbers: 6-1,6-5, 6-6, 6-7, 6-8, 6-9, 6-10, 6-12, 6-13-A, 6-17, 6-18, 6-19-A, 6-20, 6-22, 6-24, 6-25, 6-28, 6-29, 6-31, 6-32, 6-32-A and 11-2 situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT, is in the possession of Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy, which it bought this extent through the following: **a)** an extent of Ac.1-4150 Cents under Survey Numbers: 6-1, 6-7, 6-8, 6-9, 6-13-A, 6-18, 6-19-A and 6-29 are in the possession of Bheeraka Bhaskara Rao which he purchased through various registered documents vide numbers 1571/2003, 1797/2003, 1610/2003, 2745/2003, 2745/2007 and 3512/2007 which were registered at SRO, Kothavalasa, Vizianagaram District from various formers. Later, Bheeraka Bhaskara Rao sold this extent of Ac.1-4150 Cents to Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 2831/2017 on 28-07-2017; **b)** an extent of Ac.1-05 Cents under survey numbers 6-12, 6-25, 6-28 and 6-31 is in the possession of Pinjala Prabhavathi W/o Bheeraka Bhaskara Rao which she purchased through a registered document vide number 2822/2017 which was registered at SRO, Kothavalasa, Vizianagaram District. Later, Pinjala Prabhavathi through her General Power of Attorney Agent Bheeraka Bhaskara Rao sold this extent to Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 2832/2017 on 28-07-2017; **c)** an extent of Ac.0-41 Cents under survey numbers 6-5, 6-10, 6-20 and 6-22 is in the possession of Bheeraka Bhaskara Rao which he purchased through various registered documents vide numbers: 2745/2007, 3512/2007 and 1105/2008, which were registered at SRO, Kothavalasa, Vizianagaram District from various formers. Later, Bheeraka Bhaskara Rao sold this extent of Ac.0-41 Cents sold to Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 4809/2017 on 27-09-2017; **d)** an extent of Ac.0-24 Cents is in

  
**G. SRINIVAS**  
MBA,LLM,PGDCA,(M.Com)  
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the possession of Yalla Lakshmi, which she purchased through a registered document vide number: 103/2009, which was registered at SRO, Kothavalasa, Vizianagaram District from Lagudu Krishnamma. Later, Yalla Lakshmi along with Yalla Satyanarayana, Bodala Bangaramma and Bodala Srinivas sold this extent of Ac.0-24 Cents in survey number 11-2 and 6-32 to Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 3325/2017 on 21-08-2017; e) an extent of Ac.0-20 Cents is in the possession of Pichuka Syamalamba, which she purchased through registered documents vide numbers: 466/2006, 369/2006, 1038/2008 and 740/2015, which was registered at SRO, Kothavalasa, Vizianagaram District from various formers. Later, Pichuka Syamalamba sold this extent of Ac.0-20 Cents in Survey number 6-32-A to Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 1907/2017 on 1-08-2017; and f) an extent of Ac.0-2450 Cents under survey numbers: 6-6, 6-17 and 6-24 is in the possession of Rayavarapu Satyam, Rayavarapu Venkatarao and Rayavarapu Naidu, which they devolved from their ancestors. Later, Rayavarapu Satyam, Rayavarapu Venkatarao and Rayavarapu Naidu sold this extent of Ac.0-2450 Cents in Survey numbers 6-6, 6-17 and 6-24 to Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 4144/2020 on 11-09-2020. Later, Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 4807/2023 has sold the above mentioned extents to Medapati Suresh Reddy on 09.08.2023 registered at SRO, Dwarakanagar. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

2. The land admeasuring to an extent of Ac. 1-84 Cents under Survey Numbers: 6-2,6-3, 6-4, 6-5, 6-6, 6-11, 6-13, 6-14, 6-14-A, 6-15, 6-15-A, 6-16, 6-17, 6-19, 6-21, 6-24, 6-30 and 6-30A situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT is in the possession of Medapati Krishna Reddy, where he bought this extent through various registered documents vide numbers: 3844/2019, 393/2020 and 6132/2019 registered at SRO, Kothavalasa. Later, Sri Medapati Krishna Reddy has gifted the above mentioned extent to Sri Medapati Suresh Reddy vide Regd. Doc. No. 4808/2023. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

3. The land admeasuring to an extent of Ac. 0-15 Cents covered under Survey Numbers: 6-10, 6-13 and 6-17 situated KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT is in the possession of Rayavarapu Suri Naidu, Rayavarapu Srinu, Rayavarapu Suri Demudu and Badireddy Lakshmi which they devolved from their ancestors. Later, they sold the above mentioned extent to Sri Medapati Suresh Reddy S/o Sri Medapati Krishna Reddy vide Regd. Doc.No.3620/2024 dt. 06.04.2024 at SRO, Kothavalasa. Thus Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

  
**G. SRINIVAS**  
MBA,LLM,PGDCA,(M.Com)  
**ADVOCATE**  
MIG 1-177, VUDA Colony  
Vinayakanagar  
VISAKHAPATNAM-530026





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**MBA, LL.M, PGDCA, (M.Com)  
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4. The land admeasuring to an extent of Ac. 0-0550 Cents or 266.2 Sq. Yards covered under Survey Numbers: 6-23 and 6-4 situated KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT is in the possession of Bheeraka Bhaskara Rao which he purchased through registered documents vide numbers: 2745/2007, 3512/2007 and 1105/2008, which were registered at SRO, Kothavalasa, Vizianagaram District from various formers. Later, Bheeraka Bhaskara Rao sold this extent to Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document numbers 4809/2017 on 27-09-2017 and 4144/2020 on 11-09-2020. Later, Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 1971/2024 has sold the above mentioned extents to Sri Medapati Suresh Reddy on 12.03.2024 registered at SRO, Dwarakanagar. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

5. The land admeasuring to an extent of Ac. 0-1250 Cents or 605 Sq. Yards covered under Survey Numbers: 6-13 and 6-21 situated KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT is in the possession of Rayavarapu Surinaidu and others which they devolved it from their ancestors. Later, Rayavarapu Surinaidu and others sold this extent to Medapati Krishna Reddy through a registered sale deed bearing number 3844/2019 dt. 29.06.2019 registered at SRO, Kothavalasa. Later, Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 1975/2024 has sold the above mentioned extent to Sri Medapati Suresh Reddy on 12.03.2024 registered at SRO, Dwarakanagar. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

6. The land admeasuring to an extent of Ac. 0-99 Cents under Survey Numbers 130-9, 130-11, 130-12, 130-13 and 130-14 situated at Lakkavarapukota Thalari Revenue village and gram panchayat, Lakkavarapukkota mandal, Vizianagaram District is in the possession of Pichuka Syamalamba, which she purchased through registered documents vide numbers: 466/2006, 369/2006, 1038/2008 and 740/2015, which was registered at SRO, Kothavalasa, Vizianagaram District from various formers. Later, Pichuka Syamalamba sold this extent of Ac.0-99 Cents in Survey numbers 130-9, 130-11, 130-12, 130-13 and 130-14 to Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 1907/2017 on 1-08-2017. Later, Swathi Promoters Pvt. Ltd., represented by its Chairman Sri Medapati Krishna Reddy sold this extent to Sri Medapati Suresh Reddy on 03.08.2023 registered at SRO, Dwarakanagar vide document number 4643/2023. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

  
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MBA,LLM,PGDCA,(M.Com)  
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7. The land admeasuring to an extent of Ac. 1-04 Cents under Survey Numbers 130-10 situated at Lakkavarapukota Thalari Revenue village and gram panchayat, Lakkavarapukkota mandal, Vizianagaram District is in the possession of Lagudu Sanyasinaidu and others, which they devolved from their ancestors. Later, Lagudu Sanyasinaidu along with others sold this extent to Sri Medapati Krishna Reddy through a registered Sale Deed vide document number 394/2020 on 23-01-2020 registered at SRO, Dwarakanagar. Later, Sri Medapati Krishna Reddy gifted this extent to Sri Medapati Suresh Reddy on 21.07.2023 through a registered Gift document number 4297/2023 registered at SRO, Dwarakanagar. Thus, Sri Medapati Suresh Reddy has become an absolute owner for the above-scheduled property.

In view of the above perused documents it is observed that the rights in the property of an extent of an extent of Ac. 6.5444 Cts or 2.648 hectares covered by Survey Numbers: 6/10p, 6/11, 6/12p, 6/13p, 6/14p, 6/15, 6/16, 6/17, 6/18p, 6/19p, 6/20p, 6/21p, 6/23p, 6/24p, 6/25p, 6/28, 6/29, 6/2p, 6/3, 6/30p, 6/31p, 6/32p, 6/4, 6/5, 6/6, 6/7, 6/8, 6/9p Situated at KALAGADA VILLAGE, JAMI MANDAL, VIZIANAGARAM DISTRICT & Survey Numbers 130/10, 130/11p, 130/12p, 130/13p, 130/14p, 130/9p situated at LAKKAVARAPUKOTA TALARI VILLAGE, LKOTA MANDAL, VIZIANAGARAM DISTRICT are vested with present title holder i.e., Sri Medapati Suresh Reddy (Ac. 6.5444 Cts or 2.648 hectares) who acquired through the gift deeds vide document numbers: 4808/2023 and 4297/2023; and sale deeds vide document numbers: 4807/2023, 3620/2024, 1971/2024, 1975/2024 and 4643/2023.

Later on converted the land of an extent of Ac. 6.5444 Cts or 2.648 hectares from agricultural usage to Non-agricultural usage and the encumbrance certificate obtained from the title holder from Grama Ward Sachivalaym through online retrieval for the period of 30 years from 01-01-1990 to 01-07-2024 at SRO Kothavalasa and thus the flow of title to Sri Medapati Suresh Reddy (Ac. 6.5444 Cts or 2.648 hectares) is clear and Marketable and there are no encumbrances of whatsoever in nature with respect to the subject property.

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**MBA,LLM,PGDCA,(M.Com)**

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### CONCLUSION

I have perused the copies of documents listed in Column "3" to this letter in respect of the above mentioned property assuming that the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies and the accuracy and completeness of all the factual representations made in the documents.

As per the documents furnished and as per my observations after perusal of the documents, it can be inferred that the property forming the subject of this legal opinion described above Schedule is in the name of Sri Medapati Suresh Reddy (Ac. 6.5444 Cts or 2.648 hectares).

I have no hesitation to state that Sri Medapati Suresh Reddy (Ac. 6.5444 Cts or 2.648 hectares) has clear marketable title over the schedule property and the title holders are free to alienate or Sale to anybody as desired over the scheduled property.

With this all the title verification has been done and I am of the opinion that Sri Medapati Suresh Reddy (Ac. 6.5444 Cts or 2.648 hectares) has Clear title over the above-mentioned property, but comply the observations.

Thanking you,

Yours Faithfully,

**G. SRINIVAS**  
MBA,LLM,PGDCA,(M.Com)  
ADVOCATE  
MIG 1-177, VUDA Colony  
Vinayakanagar  
VISAKHAPATNAM-530026