



**K.V.VISWANATH
ADVOCATE**

D.No.29-13-11,
Lalitha Colony,
Dabagardens,
Visakhapatnam.
PH: 08912569616
09866669616

Visakhapatnam,
Dt.17.01.2025

Sub: - Title report on the property of **M/s. KVR Estates, represented by its Managing Partner Kayala Venkata Reddy** - Reg.

With reference to the above subject the applicant herein i.e **M/s. KVR Estates, represented by its Managing Partner Kayala Venkata Reddy**, who is the absolute owner which acquired under the registered sale deed doc No.1337/2016 registered at SRO Vizianagaram, in respect of the below mentioned schedule property and placed before me the following list of mentioned documents Photostat copies for my legal scrutiny and opinion.

I. Description of the Property:-

All that vacant land measuring in an extent of Ac.5.6817 cents out of Ac.5.92cents covered by S No. 267 part, situated in Sarika Madhura Ambativalasa village, Gollalapeta panchyat, Viziangaram District Vizianagaram JSRO and bounded by :

Boundaries

East : Land in survey. No.266
South : Gordge
North : Land belongs to Sri. Pusapati Butchi Venkatapathi Taju
West : Remaing land of M/s. KVR Estates & Land belongs to Sri. Pusapati Butchi Venkatapathi Taju

II. Description of documents is scrutinized:

S.No.	DATE	NAME/ NATURE OF THE DOCUMENT	Link document:
1	25.02.2016	Photostat copy of Registered Sale Deed dated 25.02.2016 vide registered document No. 1337/2016 , registered in JSRO, Vizianagaram executed by 1) Sri Chilla Simhachalam S/o Late Sanyasi and 13 others in favour of M/s. KVR Estates, rep. by is Managing Partner Kayala Venkata Reddy	4023/2011



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2	26.06.2012	Pattadhar pass book issued by the Tahsildar, Vizianagarm vide Unique No.02128012247 patta No.2497	Ancestral Property
3	19.08.2011	the Photostat copy of Registered Partition Deed dated 19.08.2011 vide registered document No. 4023/2011 registered in JSRO, Vizianagaram executed among 1) Chilla Simhachalam and his son Sri Chilla Satyanarayna - 1 st party 2) Tallpudi Suramma W/o tata - 2 nd party 3) Karrothu Atchiyyamma W/o Appalaswamy -3 rd party 4) Sri Korada Sanyasamma W/o Late Appa Rao 5) Gusidi Jayalakshmi W/o Narayanappadu -5 th Party 6) Korada Ramanamma uraf Satyavati W/o Simhachalam -6 th party	Ancestral Property
4	29.07.2004	Pattdhar pass book issued by the Tahsildar, Vizianagarm vide Unique No.021280122377 patta No.2377	Ancestral Property
5	05.07.1995	Pattdhar pass book issued by the Tahsildar, Vizianagarm vide No. 357380 patta No.1303	4486/1982
6	04.07.1995	Pattdhar pass book issued by the Tahsildar, Vizianagarm vide No. 357350 patta No.1381	4486/1982
7	15.10.1982	the Photostat copy of Registered Sale Deed dated 15.10.1982 vide registered document No. 4486/1982 registered in JSRO, Vizianagaram executed by Poosapati Sanyasi Raju S/o Surya Seetaramaraju in favour of 1) Chilla Simhachalam S/o Sanyasi 2) Tallapudi Suramma W/o Tata 3) Karthu Atchamma W/o Late Appalaswamy 4) Sri Korada Appa Rao S/o Late Narayana	Ancestral Property
8	09.06.2023	Certificate issued by Revenue Divisional Officer Vizianagaram certified that the land measuring Ac.5.92cents converted to Non-agricultural	--
9	27.07.2022	Form-1B issued by the Revenue Department in the name of Kayala Venkata Reddy	Downloaded copy
10	16.01.2025	Proceedings of VMRDA Vide L.P.No.30/2024/1167/VMRDA/DPMS dated 16.01.2025	Photostat copy
11		Encumbrance certificates vide statement No. 104312758 dated 03.01.2025 issued by JSRO, Vizianagaram, where under search has been made for a period of 42 years commencing from 01-01-1983 to	Original



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		03.01.2025 and found that there are no registered encumbrances over the schedule property on the document of 1337/2016 .	
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III. Tracing of title/History of passing title:

Flow of title:-

Document No.1:- is the Photostat copy of **Registered Sale deed dated 25.02.2016** vide registered document No. 1337/2016, registered in JSRO, Vizianagaram executed by 1) Sri Chilla Simhachalam S/o Late Sanyasi 2) Sri Chilla Satyanarayana, S/o Simhachalam 3) Smt. Korada Sanyasamma W/o Late Appa RAo 4) Sri Korada Satyanarayana 5) Sri Korada Simhachalam sons Appa Rao 6) Sri Korada Harish S/o Satyanarayana 7) Smt. Matcherla Pushpa 8) Korda Pavani 9) Sri Korada Suresh 10) Sri Korada Rakesh sons of Simhachalam 11) Chintapalli Parmeela W/o Sakar 12) Smt. Gusidi Jayalakshmi W/o Narayanappadu 13) Sri Gusidi Devi D/o Narayappadu 14) Gusidi Ravi S/o Jayalakshmi **in favour of** M/s. KVR Estates, rep. by its Managing Partner Kayala Venkata Reddy in respect of the land measuring an extent of Ac.5.92cents out of Ac.7.02cents covered by S No. 267 part, situated in Sarika Madhura Ambativalasa village, Gollalapeta panchayat, Vizianagaram District Vizianagaram JSRO for developing the aforesaid land.

It is recited in the document that the vendors are the absolute owners for the above said land acquired under the registered partition deed doc No. 4023/2011 subsequently the vendor Nos. 1,2,3 and 12 entered their names in revenue records.

Document No.2: is the Photostat copy of Pattadhar pass book issued by the Tahsildar, Vizianagaram dated 26.06.2012 vide patta No.2497 unique No. 021280122497 states that the land measuring an extent of Ac.0.16cents covered by S No.247/9, Ac.4.68cents covered by 267A, and Ac.0.54cents covered by S No.317/5A is in the name of Chilla Satyanarayana S/o Simhachalam.

Document No.3:- is the Photostat copy of **Registered Partition deed dated 19.08.2011** vide registered document No. 4023/2011, registered in JSRO, Vizianagaram executed among 1) Sri Chilla Simhachalam S/o Late Sanyasi and Sri Chilla Satyanarayana, S/o Simhachalam -1st Party 2) Smt. Tallapudi



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Suramma W/o Late Tata -2nd party 3) Smt. Korrothu Atchayamma W/o Appalaswamy -3rd party 4) Smt. Korada Sanyasamma W/o Late Appa Rao -4th Party 5) Smt. Gusidi Jaalakshmi W/o Narayanappadu 6) Smt. Korada Ramanamma Uraf Styavathi W/o Simhachalam D/o Chilla Simhachalam 7) Tallapudi Suryakumari uraf Jayalakshmi W/o Hariprasad.

It is recited in the document that the above parties inherited the schedule property from their ancestors by way of succession. It is further recited that the "A" Schedule property i.e. Ac10.76cents covered by S no.267, 247/9, 317/5 devolved the share on the 1st party; an amount of Rs.2,00,000/- devolved the share on the 2nd party; an amount of Rs.2,00,0000/- devolved the share on the 3rd party; the land measuring an extent of Ac.3.32cents covered by S No.267, 317/5 devolved on the share on 4th party; the land measuring an extent of Ac.1.50cents covered by S No.267 devolved on the share on 5th party; the land measuring an extent of 1.40 cents covered by S no. 250/2, 247/6, 247/7, 247/8 devolved on the share of 6th party and the land measuring an extent of Ac.0.71cents covered by S Nos. 260/9 and 317/5 devolved on the share of 7th party. All the above parties are enjoying their respective share with absolute right, title and possession of the same.

Document No.4: is the Photostat copy of Pattadhar pass book issued by the Mandal Revenue Officer, Vizianagaram dated 29.07.2004 vide patta No.2377 unique No. 021280122377 states that the land measuring an extent of Ac.0.13cents covered by S No.249/9, Ac.0.28cents covered by 260/1, Ac.0.14 ½ cents covered by S No. 260/5 and Ac.1.50cents covered by S No.267/P are in the name of Gusidi Jayalakshmi W/o Narayappadu

Document No.5: is the Photostat copy of Title Deed pass book issued by the Mandal Revenue Officer, Vizianagaram dated 05.07.1995 vide patta No.1381 Pass book No.357350 states that the land measuring an extent of Ac.10.58cents covered by S no.267 P, Ac.0.81cents covered by S no.249/3, Ac. 0.16cents covered by S No.249/16, Ac.0.15cents covered by 250/2, Ac.0.72 cents covered by S No. 252/8, Ac.0.61cents covered by S No.260/9, Ac.8.72cents covered by S No.259, Ac.0.18cents covered by S No.247/3, Ac.0.18cents covered by S No.247/3, Ac.0.09cents covered by S No.316/4, Ac.0.10cents covered by S No.249/15, Ac.0.17cents covered by S No.317/2, Ac.0.13cents covered by S No.317/8, Ac.0.23 ½ cents covered by S No.260/2p, Ac.0.33cents covered by S No.260/3, Ac.0.40cents covered by S No.260/10,



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Ac.0.07cents covered by S No.315/12, Ac.0.17cents covered by S No.250/3, Ac.0.09cents covered by S No.247/6, Ac.0.09cents covered by S No.247/7, Ac.0.07cents covered by S No.247/8 are in the name of Chilla Simhachalam S/o Sanyasi

Document No.6: is the Photostat copy of Title Deed pass book issued by the Mandal Revenue Officer, Vizianagaram dated 16.08.1995 vide patta No.1303 Pass book No.357380 states that the land measuring an extent of Ac.3.18cents covered by S No.267P along with other lands are in the name of Sri Korada Appa Rao S/o Narayana.

Document No.7:- is the Photostat copy of **Registered Sale deed dated 15.10.1982** vide registered document No. 4486/1982, registered in JSRO, Vizianagaram executed by Sri Poosapati Sanyasi Raju S/o Surya Seetramaraju in favour of 1) Chilla Simhachalam S/o Sanyasi 2) Tallapudi Suramma W/o Tata 3) Karthu Atchamma W/o Late Appalaswamy 4) Sri Korada Appa Rao S/o Late Narayana in respect of the land measuring an extent of Ac.14.04cents covered by S No. 267 vide patta No. 249 for a sale consideration of Rs.42120/- for which the vendor acknowledged the receipt of the same and transferred the aforementioned property to the vendee with absolute right, title and possession. It is recited in the document that the vendor inherited the aforementioned property from his ancestors by way of succession.

Document No.8:- is the Photostat copy of **Certificate issued by the Revenue Divisional Officer, Vizianagaram dated 09.06.2023** shows that the land measuring an extent of Ac.5.92cents covered by S Nos. 267 is in the name of M/s. **KVR Estates** Rep., BY Managing Partner Sri Kayala Venkata Reddy.

Document No.9:- is the Photostat copy of **Form-1B downloaded from Meebhoomi website, dated 27.07.2022** states that the land measuring an extent of Ac.5.92cents covered by S Nos. 267 is in the name of M/s. KVR Estates REP BY Managing Partner Sri KVR Reddy.

Document No.10:- is the Photostat copy of **Proceedings of the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority (VMRDA) dated 16.01.2025 vide L.P. No.30/2024/1167/VMRDA/DPMS, addressed to M/s. KVR Estates** show



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that the permission accorded for convert the land measuring an extent of Ac.5.6817cents out of Ac.5.92cents covered by S no.267/P of Sarika village, Vizianagaram District .

Document No.11 :is the Encumbrance certificate vide statement No.dated issued by JSRO, Vizianagaram, where under search has been made for a period of years commencing from to and found that there are no registered encumbrances over the schedule property on the document of 1337/2016.

FINAL CERTIFICATE :-

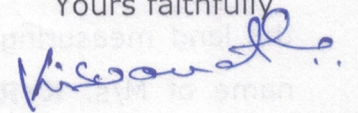
Up on perusal of the above mentioned Photostat copies of documents given by **M/s. KVR Estates Rep. by its Managing Partner Sri Kayala Venkata Reddy**, I am of the opinion that the said property BELONGS TO ABOVE MENTIONED TITLE HODLER AND HAVING ABSOLUTE MARKETABLE TITLE WITH POSSESSION AND ENJOYMENT OF THE SCHEDULE PROPERTY ADMEASURING Ac.5.92cents covered under Survey Nos.267part of Sarika village, Vizianagaram District, but the VMRDA accorded the permission for layout the land measuring Ac.5.6817cents out of Ac.5.92cents which is free from all encumbrances and as such the applicant can avail loans from any bank or financial institution on the said property as desired by them.

Thus, I am herewith hazarding my legal opinion by returning document under reference cited above to the applicant.

Please acknowledge receipt of the same.

Visakhapatnam,
Date:17.01.2025

Yours faithfully



(K.V.VISWANATH)

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