

K. NARAYANA RAO
Advocate

Mob.No.9490108077
Kolagatlavari Street,
VIZIANAGARAM – 535 002.

Ref: -

Date: 01.07.2021

T I T L E R E P O R T

Sub : Title Report on Property belongs to (1) Sri Penmetsa Kasi Viswanadha Raju, S/o. Venkata Narasimha Raju, (2) Sri Ellandula Santosh, S/o. Ramesh, (3) Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju, (4) Sri Gadiraju Sandeep, S/o. Ramesh, rep. by their Regd. Development Agreement coupled with Irrevocable General Power of Attorney Deed holder and Agent M/s. ASHTALAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners (1) Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and (2) Sri Routhu Syamala Rao, S/o. late Rama Murthy AND M/s. ASHTALAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners (1) Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and (2) Sri Routhu Syamala Rao, S/o. late Rama Murthy.

Ref : Your Request.

DESCRIPTION OF DOCUMENTS SCRUTINISED:

Sl. No.	Date of Document	Name of Document	Nature (Whether Original/ Certified/True Copy/Photostat)
01.	21.11.2020	Photostat copy of Regd. Sale Deed No.6783/2020 executed by Sri Dantuluri Raja Raveendar, S/o. Jaya Prakash Raju in favour of M/s. ASHTALAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners (1) Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and (2) Sri Routhu Syamala Rao, S/o. late Rama Murthy. (Original Verified) (S.No.30/2 – Ac.0.80 Cents)	
02.	03.10.2016	Photostat copy of Regd. Sale Deed No.4765/2016 executed by Smt. Puvvada Annapoorna, W/o. Madhusudhan, rep. by her Agreement to sell with Possessory General Power of Attorney Deed Holder and agent Sri Dantuluri Raja Raveendar, S/o. Jayaprakash Raju in favour of Sri Dantuluri Raja Raveendar, S/o. Jayaprakash Raju. (S.No.30/2 – Ac.0.80 Cents)	
03.	18.12.2015	Photostat copy of Regd. Agreement to sell with Possessory General Power of Attorney Deed No.6131/2015 executed by Smt. Puvvada Annapoorna, W/o. Madhusudhan in favour of Sri Dantuluri Raja Raveendar, S/o. Jayaprakash Raju. (S.No.30/2 – Ac.0.80 Cents)	

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04. 27.07.2011 Photostat copy of Regd. Sale Deed No.3526/2011 executed by Smt. Poosapati Sarojini, W/o. Venkata Suryanarayana Raju in favour of Smt. Puvvada Annapoorna, W/o. Madhusudhan. (S.No.30/2 – Ac.0.80 Cents)
05. 18.09.1989 Photostat copy of Regd. Settlement Deed No.3146/1989 executed by Sri Pakalapati Sambamurthy Raju, S/o. late Ramachandra Raju in favour of Smt. Poosapati Sarojini, W/o. Venkata Suryanarayana Raju. (S.No.30/2 – Ac.0.80 Cents)
06. 28.08.2020 Photostat copy of Regd. Sale Deed No.4638/2020 executed by Sri Ellandula Santosh, S/o. Ramesh in favour of M/s. ASHTALAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners (1) Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and (2) Sri Routhu Syamala Rao, S/o. late Rama Murthy. (Original Verified) (S.No.33/5A2 – Ac.0.07 Cents)
07. 12.08.2015 Photostat copy of Regd. Sale Deed No.2133/2015 executed by (1) Sri Buddaraju Seetharama Raju, S/o. late Suryanarayana Raju and (2) Sri Pakalapati Sambamurthy Raju, S/o. late Ramachandra Raju in favour of Sri Ellendula Santhosh, S/o. Ramesh. (S.No.33/5 – Ac.0.07 Cents)
08. 21.08.2020 Photostat copy of Regd. Acceptance Deed No.4637/2020 for the above Regd. Sale Deed No.2133/2015 executed by (1) Sri Buddaraju Venkata Ravi Kiran Varma, S/o. Seetarama Raju, (2) Sri Buddaraju Venkata Krishna Venkata Krishna Mohana Varma, (3) Sri Buddaraju Venkata Seetarama Varma, (4) Sri Pakalapati Ramesh Chandra Varma, S/o. Sambamurthy Raju, (5) Smt. Buddaraju Sudha Rani, W/o. Buddaraju Venkata Ravi Kiran Varma in favour of Sri Ellendula Santhosh, S/o. Ramesh. (S.No.33/5 – Ac.0.07 Cents)
09. 28.08.2020 Photostat copy of Regd. Sale Deed No.4639/2020 executed by Sri Alluri Venkata Satya Surya Narayana Raju, S/o. Satyanarayana Raju and Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju in favour of M/s. ASHTALAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners (1) Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and (2) Sri Routhu Syamala Rao, S/o. late Rama Murthy. (Original Verified) (S.No.27/11 – Ac.0.48 Cents, S.No.29/1 – Ac.1.78 Cents, S.No.30/4A – Ac.1.00 Cents, S.No.31/2 – Ac.0.13 ½ Cents, S.No.31/2A – Ac.0.13 ½ Cents total an extent of Ac.3.53 Cents)
10. 12.08.2015 Photostat copy of Regd. Sale Deed No.2132/2015 executed by (1) Smt. Vejarla Sridevi, W/o. Prabhakara Raju, (2) Sri Dantuluri Ramana Murthy Raju, S/o. Simhadri Raju, (3) Sri Dantuluri Rammurthy Raju, S/o. Simhadri Raju, (4) Sri Boora Pydiraju, S/o. Narasimhulu, (5) Sri Boora Tirupathi Rao, S/o. Pydiraju and Smt. Boora Gruhalakshmi, W/o. late Adibabu in favour of Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju (S.No.30/4p, 29/1, 31/2, 29/1a, 31/2a – Ac.4.15 Cents)

11. 08.10.2007 Photostat copy of Regd. Gift Settlement Deed No.9972/2007 executed by Sri Dantuluri Seetarama Raju, S/o. late China Narayana Raju in favour of Smt. Vejarla Sridevi, W/o. Prabhakara Raju.
12. 02.05.1977 Photostat copy of Regd. Sale Deed No.1739/1977 executed by Sri Itla Rajanna, S/o. late Appanna in favour of Sri Dantuluri Seetarama Raju, S/o. late China Narayana Raju.
13. 01.01.2008 Photostat copy of Regd. Gift Settlement Deed No.2/2008 executed by Sri Boora Pydiraju, S/o. late Narasimhulu in favour of Sri Boora Tirupathi Rao, S/o. Pydiraju.
14. 22.03.1976 Photostat copy of Regd. Sale Deed No.567/1976 executed by Sri Pakalapati Sriramachandra Raju, S/o. late Appala Narasimha Raju and his sons Appala Narasimha Raju, Appala Konda Raju, Srinivasa Raju in favour of Sri Boora Pydiraju, Sri Boora Adibabu Sons of late Narasimhulu.
15. 28.08.2020 Photostat copy of Regd. Development Agreement coupled with Irrevocable General Power of Attorney Deed No.4825/2020 executed by (1) Sri Penmetsa Kasi Viswanadha Raju, S/o. Venkata Narasimha Raju, (2) Sri Ellandula Santosh, S/o. Ramesh, (3) Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju, (4) Sri Gadiraju Sandeep, S/o. Ramesh in favour of M/s. ASHTALAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners (1) Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and (2) Sri Routhu Syamala Rao, S/o. late Rama Murthy. (Original Verified) (S.No.29/1B – Ac.1.00 Cents, S.No.29/2 – Ac.1.97 Cents, S.No.31/1 – Ac.1.20 Cents, S.No.30/2A – Ac.0.64 Cents, S.No.30/3 – Ac.0.22 Cents, S.No.30/4 – Ac.1.00 Cents, S.No.30/4B2 – Ac.0.56 Cents, S.No.27/1 – Ac.2.32 Cents, S.No.29/1A – Ac.0.78 Cents, S.No.31/1A2 – Ac.3.24 Cents total an extent of Ac.12.93 Cents)
16. 28.08.2020 Photostat copy of Regd. Sale Deed No.1171/2015 executed by Sri Pusapati Sarojini, W/o. Venkata Suryanarayana Raju in favour of Sri Penmetsa Kasi Viswanadha Raju, S/o. Venkata Narasimha Raju. (S.No.31/1p – Ac.1.20 Cents)
17. 14.05.2015 Photostat copy of Regd. Sale Deed No.1050/2015 executed by (1) Sri Sagi Appala Raju, S/o. late Rama Murthy Raju, (2) Smt. Tirumalaraju Satyavathi, W/o. Sanyasi Raju, (3) Smt. Tirumalaraju Appala Kondamma, W/o. late Simhadri Raju in favour of Sri Penmetsa Kasi Viswanadha Raju, S/o. Venkata Narasimha Raju. (S.No.29/1 – Ac.1.00 Cents, S.No.29/2 – Ac.1.34 Cents and S.No.29/2 – Ac.1.00 Cents total an extent of Ac.3.34 Cents)

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18. 04.06.2015 Photostat copy of Regd. Sale Deed No.1206/2015 executed by (1) Sri Pakalapati Sambamurty Raju, S/o. late Ramachandra Raju, (2) Smt. Dantuluri Saraswathi, W/o. Venkateswarlu Raju (3) Sri Bura Hari Prasad, S/o. Pydiraju in favour of Sri Ellandula Santosh, S/o. Ramesh. (S.No.30/2p – Ac.0.64 Cents, S.No.30/3p – Ac.0.22 Cents, S.No.30/4p – Ac.1.56 Cents total an extent of Ac.2.42 Cents)
19. 07.08.2020 Photostat copy of Regd. Acceptance Deed No.4635/2020 for the above Regd. Sale Deed No.1206/2015 executed by (1) Sri Pakalapati Ramesh Chandra Varma, S/o. Sambamurty Raju and (2) Smt. Buddaraju Sudharani, W/o. Venkata Ravi Kiran Varma in favour of Sri Ellandula Santosh, S/o. Ramesh. (S.No.30/2p – Ac.0.64 Cents)
20. 22.12.2010 Photostat copy of Regd. Sale Deed No.5116/2010 executed by Sri Boora Narasimhulu, S/o. Adibabu in favour of Smt. Dantuluri Saraswathi, W/o. Venkateswarlu Raju. (S.No.30/4 – Ac.0.50 Cents)
21. 30.11.1989 Photostat copy of Regd. Sale Deed No.3629/1989 executed by Sri Dantuluri Seetarama Raju and his sons Sri Srinuvasu Raju and Sri Dantuluri Venugopala Raju. (S.No.30/4 – Ac.0.26 Cents, S.No.31/1 – Ac.0.74 Cents total an extent of Ac.1.00 Cents)
22. 22.03.1994 Photostat copy of Regd. Rectification Deed No.928/1994 executed by Sri Dantuluri Seetarama Raju and his sons Sri Srinuvasu Raju and Sri Dantuluri Venugopala Raju. (S.No.30/4 – Ac.0.26 Cents, S.No.31/1 – Ac.0.74 Cents total an extent of Ac.1.00 Cents)
23. 04.06.2015 Photostat copy of Regd. Sale Deed No.1207/2015 executed by Sri Pakalapati Sambamurty Raju, S/o. late Ramachandra Raju in favour of Sri Gadiraju Sandeep, S/o. Ramesh. (S.No.31/1p – Ac.3.40 Cents)
24. 07.08.2020 Photostat copy of Regd. Acceptance Deed No.4634/2020 for the above Regd. Sale Deed No.1207/2015 executed by (1) Sri Pakalapati Ramesh Chandra Varma, S/o. Sambamurty Raju and (2) Smt. Buddaraju Sudharani, W/o. Venkata Ravi Kiran Varma in favour of Sri Gadiraju Sandeep, S/o. Ramesh. (S.No.31/1p – Ac.3.40 Cents)
25. 12.10.1989 Photostat copy of Regd. Settlement Deed No.3308/1989 executed by Sri Sagi Rammurty Raju, S/o. Appala Raju in favour of Smt. Tirumalaraju Satyavathi, W/o. Sanyasi Raju.
26. True extract copy of FCO Fair Adangal for the above lands issued by Tahsildar, Vizianagaram.
27. 21.12.2020 Photostat copy of Zeroyati Certificate for the above lands in S.No.27/1, 29/1, 29/2, 30/2, 30/3, 30/4, 31/1, 31/2, 33/5 are Zeroyathi Lands as per FCO Fair Adangal issued by Tahsildar, Vizianagaram.

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28. 26.05.2021 Photostat copy of Approved Layout vide FLP No.17/2021/1093/Visakhapatnam Metropolitan Region Development Authority/DPMS final layout plan in S.No.29p, 30p, 31p, 33p an extent of Ac.9.5271 Cents issued by Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
29. 28.07.2020 Photostat copy of Partnership Deed of M/s. ASHTALAKSHMI CONSULTANCY AND DEVELOPERS.
30. 03.08.2020 Photostat copy of Acknowledgement of Registration of Firm of M/s. ASHTALAKSHMI CONSULTANCY AND DEVELOPERS issued by the Registrar of Firms, Vizianagaram
31. 10.06.2021 Original Encumbrance Certificate No.60962489/2021 for the above property from 01.01.1992 to 09.06.2021 for period of 29 years.
32. 10.06.2021 Original Encumbrance Certificate No.60962409/2021 for the above property from 01.01.1992 to 09.06.2021 for period of 29 years.
33. 10.06.2021 Original Encumbrance Certificate No.60962450/2021 for the above property from 01.01.1992 to 09.06.2021 for period of 29 years.
34. 10.06.2021 Original Encumbrance Certificate No.60962515/2021 for the above property from 01.01.1992 to 09.06.2021 for period of 29 years
35. 10.06.2021 Original Single Search Fee Receipt No.9114/2021 issued by Joint Sub-Registrar, Vizianagaram for the above Title Deed No.6783/2020.
36. 10.06.2021 Original Single Search Fee Receipt No.10836/2021 issued by Joint Sub-Registrar, Vizianagaram for the above Title Deed No.4638/2020
37. 10.06.2021 Original Single Search Fee Receipt No.10835/2021 issued by Joint Sub-Registrar, Vizianagaram for the above Title Deed No.4825/2020.
38. 10.06.2021 Original Single Search Fee Receipt No.10837/2021 issued by Joint Sub-Registrar, Vizianagaram for the above Title Deed No.4639/2020.

DESCRIPTION OF PROPERTY:

01. S.No.29p, 30p, 31p, 33p total an extent of Ac.9.5271 Cents situated at Venugopala Puram II Bit Village, Vizianagaram Mandal, Vizianagaram SRO, Vizianagaram District.

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FLOW OF TITLE (TRACED NOT LESS THAN 13 YEARS):

S.No.30/2 – Ac.0.80 Cents:

Sri Pakalapati Ramachandra Raju is absolute owner of the land in S.No.30/2 an extent of Ac.1.44 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District as per FCO Fair Adangal issued by Tahsildar, Vizinagaram and he has been in possession and enjoyment of the same till his death as per the document No.26 referred above. After the death of Pakalapati Ramachandra Raju, his legal heir his son Sri Pakalapati Sambamurthy Raju succeeded the above property and he had been in possession and enjoyment of the same.

Sri Pakalapati Sambamurthy Raju, S/o. late Ramachandra Raju settled his part of the above property in S.No.30/2 part an extent of Ac.0.80 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District in favour of his sister Smt. Poosapati Sarojini, W/o. Venkata Suryanarayana Raju, under cover of Regd. Settlement Deed No.3146/1989, dated 18.09.1989 for consideration of love and affection. From the date of Settlement Deed she had been in possession and enjoyment of the same as per the document No.5 referred above.

Smt. Puvvada Annapoorna, W/o. Madhusudhan purchased the above land in S.No.30/2 part an extent of Ac.0.80 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.3526/2011, dated 27.07.2011 from Smt. Poosapati Sarojini, W/o. Venkata Suryanarayana Raju for consideration of Rs.2,40,000/-. From the date of purchase she had been in possession and enjoyment of the same as per the document No.4 referred above.

Smt. Puvvada Annapoorna, W/o. Madhusudhan executed Regd. Agreement to sell with Possessory General Power of Attorney for the above land in S.No.30/2 part an extent of Ac.0.80 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District in favour of Sri Dantuluri Raja Raveendar, S/o. Jayaprakash Raju, under cover of Regd. Agreement to sell with Possessory General Power of Attorney Deed No.6131/2015, dated 18.12.2015 for Rs.9,60,000/-. So, Dantuluri Raja Raveendar can do all activities for the above property on behalf of Puvvada Annapoorna as a General Power of Attorney Holder as per the document No.3 referred above.

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Sri Dantuluri Raja Raveendar, S/o. Jayaprakash Raju purchased the above land in S.No.30/2 part an extent of Ac.0.80 Cents situated at Venugopala Puram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.4765/2016, dated 03.10.2016 from Smt. Puvvada Annapoorna, W/o. Madhusudhan, rep. by her Agreement to sell with Possessory General Power of Attorney Deed Holder and agent Sri Dantuluri Raja Raveendar, S/o. Jayaprakash Raju for consideration of Rs.9,60,000/-. Since the date of purchase he has been in possession and enjoyment of the same as per the document No.2 referred above.

M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvuori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy purchased the above wet land in S.No.30/2 part an extent of Ac.0.80 Cents situated at Venugopala Puram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.6783/2020, dated 21.11.2020 from Sri Dantuluri Raja Raveendar, S/o. Jayaprakash Raju for consideration of Rs.16,00,000/-. Since the date of purchase it has been in possession and enjoyment of the same as per the document No.1 referred above.

Land in S.No.33/5A2 – Ac.0.07 Cents

Sri Pakalapati Ramachandra Raju is absolute owner of the land in S.No.33/5 an extent of Ac.2.20 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District as per FCO Fair Adangal issued by Tahsildar, Vizinagaram and he has been in possession and enjoyment of the same till his death as per the document No.26 referred above. After the death of Pakalapati Ramachandra Raju, his legal heir his son Sri Pakalapati Sambamurthy Raju succeeded the above property and he had been in possession and enjoyment of the same.

Sri Ellendula Santhosh, S/o. Ramesh purchased the above dry land in S.No.33/5 part an extent of Ac.0.07 Cents and other land situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.2133/2015, dated 12.08.2015 from Sri Pakalapati Sambamurthy Raju, S/o. late Ramachandra Raju and another for consideration of Rs.34,62,000/-. From the date of purchase he had been in possession and enjoyment of the same as per the document No.7 referred above.

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Sri Pakalapati Ramesh Chandra Varma and Smt. Buddaraju Sudha Rani children of Pakalapati Sambamurthy Raju are also having right in the above land in S.No.33/5 part an extent of Ac.0.07 Cents. At the time of above Sale transaction they are not available in the town. Now they are available in the town and they are accepted the above transaction and executed Regd. Acceptance Deed No.4637/2020, dated 21.08.2020 for the above Sale in favour of Sri Ellendula Santhosh, S/o. Ramesh. So, Sri Ellendula Santhosh, S/o. Ramesh become absolute owner of the above property and he had been in possession and enjoyment of the same as per the document No.8 referred above.

M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy purchased the above wet land in S.No.33/5A2 part an extent of Ac.0.07 Cents situated at Venugopala Puram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.4638/2020, dated 28.08.2020 from Sri Ellendula Santhosh, S/o. Ramesh for consideration of Rs.13,56,000/-. Since the date of purchase it has been in possession and enjoyment of the same as per the document No.6 referred above.

Land in S.No.29/1 – Ac.1.78 Cents, S.No.31/2, 312A – Ac.0.27 Cents:

Sri Pakalapati Ramachandra Raju is absolute owner of the land in S.No.29/1 an extent of Ac.3.56 Cents and S.No.31/2 an extent of Ac.0.59 Cents situated at Venugopalpuram Village, Vizinagaram Mandal, Vizinagaram District as per FCO Fair Adangal issued by Tahsildar, Vizinagaram and he has been in possession and enjoyment of the same as per the document No.26 referred above.

Sri Boora Phydiraju and Sri Boora Adibabu Sons of late Narasimhulu purchased the wet land in S.No.29/1 an extent of Ac.1.56 Cents and S.No.31/2 an extent of Ac.0.59 Cents total an extent of Ac.2.15 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.567/1976, dated 22.03.1976 from Sri Pakalapati Sriramachandra Raju and others for consideration of Rs.6,500/- From the date of purchase he had been in possession and enjoyment of the same as per the document No.14 referred above.

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Sri Boora Pydiraju, S/o. late Narasimhulu settled his part of the above property wet land in S.No.29/1 part an extent of Ac.0.78 Cents situated at Venugopala Puram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Gift Settlement Deed No.2/2008, dated 01.01.2008 from Sri Boora Pydiraju, S/o. late Narasimhulu for consideration of love and affection. From the date of Gift Settlement Deed he had been in possession and enjoyment of the same as per the document No.13 referred above.

Sri Itla Rajanna purchased the wet land in S.No.30/4 part an extent of Ac.2.00 Cents situated at Venugopala Puram Village, Vizinagaram Mandal, Vizinagaram District from Sri Pakalapati Ramachandra Raju as mentioned in the below mentioned Sale Deed.

Sri Dantuluri Seetarama Raju, S/o. late China Narayana Raju purchased the wet land in S.No.30/4 part an extent of Ac.2.00 Cents situated at Venugopalapuram Village, Vizinagaram, under cover of Regd. Sale Deed No.1739/1977, dated 02.05.1977 from Sri Itla Rajanna for consideration of Rs.6,000/-. From the date of purchase he had been in possession and enjoyment of the same as per the document No.12 referred above.

Sri Dantuluri Seetarama Raju, S/o. late China Narayana Raju settled his above property wet land in S.No.30/4 part an extent of Ac.1.00 Cents situated at Venugopala Puram Village, Vizinagaram Mandal, Vizinagaram District in favour of his daughter Smt. Vejarla Sridevi, W/o. Prabhakara Raju, under cover of Regd. Gift Settlement Deed No.9972/2007, dated 08.10.2007 for consideration of love and affection. From the date of Settlement Deed she had been in possession and enjoyment of the same as per the document No.11 referred above.

Sri Dantuluri Ramana Murthy Raju, S/o. Simhadri Raju and Sri Dantuluri Rammurthy Raju, S/o. Simhadri Raju are got the wet land in S.No.29/1, 30/4, 31/2 situated at Venugopala Puram Village from their ancestors and they had been in possession and enjoyment of the same.

Sri Kanumurru Chandara Sekhar, S/o. late Bangaru Raju purchased the wet land in S.No.30/4p, 29/1, 31/2 total an extent of Ac.4.15 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.2132/2015, dated 12.08.2015 from 1) Smt. Vejarla Sridevi, W/o. Prabhakara Raju, (2) Sri Dantuluri Ramana Murthy Raju, S/o. Simhadri Raju, (3) Sri Dantuluri Rammurthy Raju, S/o. Simhadri Raju, (4) Sri Boora Pydiraju, S/o. Narasimhulu, (5) Sri Boora Tirupathi Rao, S/o. Pydiraju and Smt. Boora Gruhalakshmi, W/o. late Adibabu for consideration of Rs.49,80,000/-. From the date of purchase he had been in possession and enjoyment of the same as per the document No.10 referred above.

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M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy purchased the above wet land in S.No.29/1 – Ac.1.78 Cents, S.No.30/4A – Ac.1.00 Cents, S.No.31/2 – Ac.0.13 ½ Cents, S.No.31/2A – Ac.0.13 ½ Cents total an extent of Ac.3.53 Cents situated at Venugopala Puram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.4639/2020, dated 28.08.2020 from Sri Alluri Venkata Satya Surya Narayana Raju, S/o. Satyanarayana Raju and Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju for consideration of Rs.70,60,000/-. Since the date of purchase it has been in possession and enjoyment of the same as per the document No.9 referred above.

Land in S.No.29/1, 29/2, 31/1, 30/2, 30/3, 30/4 – Ac.12.93 Cents:

Sri Pakalapati Ramachandra Raju is absolute owner of the land in S.No.31/1 an extent of Ac.6.54 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District as per FCO Fair Adangal issued by Tahsildar, Vizinagaram and he has been in possession and enjoyment of the same till his death as per the document No.26 referred above. After the death of Pakalapati Ramachandra Raju, his legal heir his son Sri Pakalapati Sambamurthy Raju succeeded the above property and he had been in possession and enjoyment of the same.

Sri Gadiraju Sandeep, S/o. Ramesh purchased wet land in S.No.31/1 part an extent of Ac.3.40 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.1207/2015, dated 04.06.2015 from Sri Pakalapati Samba Murthy Raju, S/o. late Ramachandra Raju for consideration of Rs.34,70,000/-. From the date of purchase he had been in possession and enjoyment of the same as per document No.23 referred above.

Sri Pakalapati Ramesh Chandra Varma and Smt. Buddaraju Sudha Rani children of Pakalapati Sambamurthy Raju are also having right in the above land in S.No.31/1 part an extent of Ac.3.40 Cents. At the time of above Sale transaction they are not available in the town. Now they are available in the town and they are accepted the above transaction and executed Regd. Acceptance Deed No.4637/2020, dated 21.08.2020 for the above Sale in favour of Sri Ellendula Santhosh, S/o. Ramesh. So, Sri Ellendula Santhosh, S/o. Ramesh become absolute owner of the above property and he had been in possession and enjoyment of the same as per the document No.24 referred above.

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Sri Boora Narasimhulu, S/o. Adibabu and his son Hariprasad purchased the wet land in S.No.30/4 and 31/1 an extent of Ac.1.00 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.3629/1989, dated 30.11.1989 from Sri Dantuluri Seetarama Raju and his sons Srinivasu Raju, Vengugopala Raju for consideration of Rs.7,000/-. From the date of purchase they had been in possession and enjoyment of the same as per the document No.21 referred above.

Smt. Dantuluri Saraswathi, W/o. Venkateswarlu Raju purchased the wet land in S.No.30/4 part an extent of Ac.0.50 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.5116/2010, dated 22.12.2010 from Sri Boora Narasimhulu, S/o. Adibabu for consideration of Rs.2,50,000/-. From the date of purchase he had been in possession and enjoyment of the same as per the document No.20 referred above.

Sri Ellandula Santosh, S/o. Ramesh purchased the wet lands in S.No.30/2p, 30/3p, 30/4p total an extent of Ac.2.42 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.1206/2015, dated 04.06.2015 from (1) Sri Pakalapati Sambamurty Raju, S/o. late Ramachandra Raju, (2) Smt. Dantuluri Saraswathi, W/o. Venkateswarlu Raju (3) Sri Bura Hari Prasad, S/o. Pydiraju for consideration of Rs.24,20,000/-. From the date of purchase he had been in possession and enjoyment of the same as per the document No.18 referred above.

Sri Pakalapati Ramesh Chandra Varma and Smt. Buddaraju Sudha Rani children of Pakalapati Sambamurty Raju are also having right in the above land in S.No.30/2p, 30/3p, 30/4p total an extent of Ac.2.42 Cents. At the time of above Sale transaction they are not available in the town. Now they are available in the town and they are accepted the above transaction and executed Regd. Acceptance Deed No.4635/2020, dated 07.08.2020 for the above Sale in favour of Sri Ellendula Santhosh, S/o. Ramesh. So, Sri Ellendula Santhosh, S/o. Ramesh become absolute owner of the above property and he had been in possession and enjoyment of the same as per the document No.19 referred above.

Sri Sagi Ramamurty Raju is absolute owner of the land in S.No.29/2 an extent of Ac.2.34 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District as per FCO Fair Adangal issued by Tahsildar, Vizinagaram and he has been in possession and enjoyment of the same till his death as per the document No.26 referred above. After the death of Sagi Ramamurty Raju, his legal heirs Sri Sagi Appala Raju and Smt. Tirumalaraju Satyavathi, Smt. Tirumalaraju Appala Kondamma are succeeded the above property and they had been in possession and enjoyment of the same.

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Sri Sagi Rammurthy Raju, S/o. Appala Raju settled the above wet land in S.No.29/2 part an extent of Ac.1.00 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District in favour of his daughter Smt. Tirumalaraju Satyavathi, W/o. Sanyasi Raju, under cover of Regd. Settlement Deed No.3308/1989, dated 12.10.1989 for consideration of love and affection. From the date of purchase settlement deed Smt. Tirumalaraju Satyavathi had been in possession and enjoyment of the same as per the document No.25 referred above.

Sri Penmetsa Kasi Viswanadha Raju, S/o. Venkata Narasimha Raju purchased the dry land in S.No.29/1 – Ac.1.00 Cents, S.No.29/2 – Ac.1.34 Cents, S.No.29/2 – Ac.1.00 Cents total an extent of Ac.3.34 Cents situated at Venugopalapuram Bit-II, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.1050/2015, dated 14.05.2015 from Sri Sagi Appala Raju, S/o. late Ramamurthy Raju and Smt. Tirumalaraju Satyavathi, W/o. Sanyasi Raju and Smt. Tirumalaraju Appala Kondamma, W/o. late Simhadri Raju for consideration of Rs.33,40,000/-. From the date of purchase he had been in possession and enjoyment of the same as per the document No.17 referred above.

Sri Penmetsa Kasi Viswanadha Raju, S/o. Venkata Narasimha Raju purchased the dry land in S.No.31/1p an extent of Ac.1.20 Cents situated at Venugopalapuram Bit-II, Vizinagaram Mandal, Vizinagaram District, under cover of Regd. Sale Deed No.1171/2015, dated 01.06.2015 from Smt. Pusapati Sarojini, W/o. Pusapati Venkata Suryanarayana Raju for consideration of Rs.12,00,000/-. From the date of purchase he had been in possession and enjoyment of the same as per the document No.16 referred above.

So, Sri Penmetsa Kasi Viswanadha Raju, S/o. Venkata Narasimha Raju and Sri Ellandula Santosh, S/o. Ramesh and Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju, Sri Gadiraju Sandeep, S/o. Ramesh are absolute owners of the wet and dry lands in S.No.29/1B – Ac.1.00 Cents, S.No.29/2 – Ac.1.97 Cents, S.No.31/1 – Ac.1.20 Cents, S.No.30/2A – Ac.0.64 Cents, S.No.30/3 – Ac.0.22 Cents, S.No.30/4 – Ac.1.00 Cents, S.No.30/4B2 – Ac.0.56 Cents, S.No.27/1 – Ac.2.32 Cents, S.No.29/1A – Ac.0.78 Cents, S.No.31/1A2 – Ac.3.24 Cents total an extent of Ac.12.93 Cents situated at Venugopalapuram Village, Vizinagaram Mandal, Vizinagaram District and they have been in possession and enjoyment of the same.

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(1) Sri Siruvoori Venkta Janardhana Varma, S/o. Venkata Ramana Raju (2) Sri Routhu Syamala Rao, S/o. Sriramamurty, (3) Sri Podilapu Nagaraju, S/o. Thammi Naidu, (4) Sri Kalidindi Rama Chandra Raju, S/o. late Venkatapathi Raju, (5) Sri Chiruvuri Sankaravarma, S/o. Venkata Ramana Raju, (6) Sri Durgasi Govinda Rao, S/o. Satyanarayana, (7) Sri Sangamreddy Satyanarayana, S/o. Appala Naidu are partners form into a Partnership Firm to carry on business in Real Estates, Constructions and Development of buildings, Apartments Layout and other civil works etc., on behalf of principal/owners for earning commission under the name and style of M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS and they executed a Partnership Deed, dated 28.07.2020 with terms and conditions as per the document No.29 referred above and they registered the above Firm at Registrar of Firms, Vizinagaram as per Acknowledgement of Registration of Firm issued by Registrar of Firms, Vizinagaram, dated 03.08.2020 as per the document No.30 referred above. As per the above Partnership Firm the Partners 1 and 2 i.e. (1) Sri Siruvoori Venkta Janardhana Varma, S/o. Venkata Ramana Raju (2) Sri Routhu Syamala Rao, S/o. Sriramamurty are Manging Partners cum Working Partners of the Firm, so they can execute and sign on the Sale Agreements, Sale Deed and other documents on behalf of the firm.

Sri Penmetsa Kasi Viswanahda Raju, S/o. Venkata Narasimha Raju and Sri Ellandula Santosh, S/o. Ramesh and Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju, Sri Gadiraju Sandeep, S/o. Ramesh executed Regd. Development Agreement coupled with Irrevocable General Power of Attorney Deed for the above properties in favour of M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy, under cover of Regd. Development Agreement coupled with Irrevocable General Power of Attorney Deed No.4825/2020, dated 28.08.2020.

M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoori Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy are obtained Zeroyathi Certificate from Tahsildar, Vizinagaram, dated 21.12.2020 for the Survey Numbers i.e. 27/1, 29/1, 29/2, 30/2, 30/3, 30/4, 31/1, 31/2, 33/5 situated at Venugopalapuram Bit-II, Vizinagaram as per the document No.27 referred above.

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M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoorri Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy got the above lands and divided in to convenient house sites and got it approved layout from Visakhapatnam Metropolitan Region Development Authority as per Approved LP No.17/2021/1093/VMRDA/DPMS, DATED 26.05.2021 as per the document No.28 referred above

As per the Regd. Development Agreement coupled with Irrevocable General Power of Attorney Deed No.4825/2020, dated 28.08.2020 the Developer shall develop the layout in the above property and their properties with their own money and the Developer shall give 40% of Sq. Yds., out of Ac.9.5271 Cents as per Visakhapatnam Metropolitan Region Development Authority terms and conditions and the Developer shall retain 60 % of Sq. Yds., out of Ac.9.5271 Cents So, the power of Attorney holder M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoorri Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy can sell its share of Plots in the above Layout to the intended purchasers as mentioned in the above and the sale deeds should be executed by Sri Penmetsa Kasi Viswanahda Raju, S/o. Venkata Narasimha Raju and Sri Ellandula Santosh, S/o. Ramesh and Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju, Sri Gadiraju Sandeep, S/o. Ramesh, rep. by their Regd. Development Agreement coupled with Irrevocable General Power of Attorney Deed holder and Agent M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoorri Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy to the intended purchasers as a Power of Attorney Holder.

ENCUMBRANCE ON THE PROPERTY: As per Encumbrance Certificates bearing No.60962489/2021 and No.60962409/2021, No.60962450/2021, 60962515/2021, dated 10.06.2021 issued by SRO, Vizianagaram for a period of 29 years, commencing from 01.01.1992 to 09.06.2021 that there are no encumbrances found therein. Hence the property is free from encumbrances during the period as per the EC as per the document No.31 to 34 referred above.

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POSSESSION OF PROPERTY: As per the above documents Sri Penmetsa Kasi Viswanahda Raju, S/o. Venkata Narasimha Raju and Sri Ellandula Santosh, S/o. Ramesh and Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju, Sri Gadiraju Sandeep, S/o. Ramesh and M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoorri Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy are absolute owners and they have been in possession and enjoyment of the above property.


OPINION: We certify that we have perused the title deeds and other documents of title and evidence and hereby Certify that as per the Regd. Development Agreement coupled with Irrevocable General Power of Attorney Deed No.4825/2020, dated 28.08.2020 the Developer shall develop the layout in the above property and their properties with their own money and the Developer shall give 40% of Sq. Yds., out of Ac.9.5271 Cents as per Visakhapatnam Metropolitan Region Development Authority terms and conditions and the Developer shall retain 60 % of Sq. Yds., out of Ac.9.5271 Cents So, the power of Attorney holder M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoorri Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy can sell its share of Plots in the above Layout to the intended purchasers as mentioned in the above and the sale deeds should be executed by Sri Penmetsa Kasi Viswanahda Raju, S/o. Venkata Narasimha Raju and Sri Ellandula Santosh, S/o. Ramesh and Sri Kanumurru Chandra Sekhar, S/o. late Bangaru Raju, Sri Gadiraju Sandeep, S/o. Ramesh, rep. by their Regd. Development Agreement coupled with Irrevocable General Power of Attorney Deed holder and Agent M/s. ASHTA LAKSHMI CONSULTANCY AND DEVELOPERS, rep. by its Managing Partners Sri Siruvoorri Venkata Janardhana Varma, S/o. Venkata Ramana Raju and Sri Routhu Syamala Rao, S/o. late Ramana Murthy to the intended purchasers as a Power of Attorney Holder.

Remarks

: - Nil -

Place : Vizianagaram.

Date : 01.07.2021.


(K. NARAYANA RAO)
Advocate
K. NARAYANA RAO
Advocate Ex PP
Kolagatla Vari Street
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