



SARATH BABU P.
Advocate

Opp. to Raziya Super Speciality Hospital,
Aravinda Nagar, 1st Cross, Main Road,
ANANTAPURAMU-515001.

Ref.No. / May/2023

Date: 24.05.2024

To

The Branch Manager,
Cholamandalam Investment and Finance Company Ltd.,
ANANTAPURAMU.

Dear Sir,

Sub: Legal Scrutiny Report in respect of title of **Smt Annagoni Eediga Padmavathi W/o Annagoni Eediga Lokesh Gowd**, residing at Door No. 8/399a to 8/399d and 8/430, B.C.Colony, Revenue Ward No.8, Gooty Town, Anantapuramu District – Reg.

Ref : Application No.

1) NAME/S OF THE OWNERS: **Smt Annagoni Eediga Padmavathi ,**
W/o Annagoni Eediga Lokesh Gowd.

2) SCHEDULE OF THE PROPERTY :

Property situated in R.D. of Anantapuramu and S.R.D. of Gooty within the limits of Gooty Mandal, Gooty Village Polam, Gooty Municipality Limits within the following description.

Babu	Sy.No.	A.C.
Govt.Dry	421	1.25 paiki

Item No.1 measuring :

East – West on Northern side	: 36 feet or 10.92 mtrs;
East – West on Southern side	: 50 feet or 15.16 mtrs;
North – South on Eastern side	: 27 feet or 8.19 mtrs;
North – South on Western side	: 44 feet or 13.34 mtrs;

Bounded by:

East : 3 feet open site of Executant's;
West : House of P.Sreedevi and Item No.2 of opinion schedule property;
North : Road and House of Narayanamma;
South: Open site of Purushotham;

Total Extent: 169.61 Sq. Yards

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Item No.2 measuring :

East – West : 10 feet or 3.03 mtrs;

North – South : 23 feet or 6.97 mtrs;

Bounded by:

East : Item No.1 of Opinion schedule property;

West : Open site of Chakali Anumakka;

North : House of Narayanamma,

South: House of Sreedevi;

Total Extent: 25.55 Sq. Yards

3) LIST OF DOCUMENTS PERUSED:

1. Xerox copy of Regd. Sale Deed dt. 16.02.1987 with Doc.No.1691/1987 executed by Gavvala Neelurappa in favour of D.Pedda Venkata Reddy regarding an extent of Ac.0.15 cents in Sy.No.421.
2. Xerox copy of Regd. Sale Deed dt. 10.11.2008 with Doc.No.2633/2008 executed by Duddekunta Pedda Venkata Reddy in favour of Annagoni Eediga Padmavathi regarding measuring 169.61 Sq. Yards (Item No.1) and 25.55 Sq..Yards in Sy.No.421.
3. Xerox copy of Regd. Rectification Sale Deed dt. 11.09.2017 with Doc.No.3013/2017 executed by P.Pushpavathi and U.Poornimma in favour of Annagoni Eediga Padmavathi regarding measuring 169.61 Sq. Yards (Item No.1) and 25.55 Sq..Yards in Sy.No.421.
4. Online copy of Proceedings dt.10.12.2018 vide B.A.No.1156/0041/B/GyMC/JANG/2016 issued by of Gooty Municipality in favour of Annagoni Eediga Padmavathi along with plan.
5. Online copy of Property Tax receipts dt.17.02.2024 for the House bearing Door Nos.8/399a to 8/399d and 8/430 issued by Gooty Municipality in favour of Annagoni Eediga Padmavathi.
6. Digital copy of Encumbrance Certificate dt.04.05.2024 with Statement No.74161444 for a period of 29 years i.e., from 01.01.1995 to 04.05.2024 issued by Sub Registrar, Gooty.

PART III – FLOW OF TITLE OF PROPERTY – (HISTORY OF TITLE)

As per the furnished Xerox copies of documents, originally the House Plot an extent of Ac.0.15 cents in Sy.No.421 situated at Gooty Village Polam, Gooty Municipality belongs to Gavvala Neelurappa S/o Gavvala Neelurappa

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and he sold the same in favour of Duddekunta Pedda Venkata Reddy S/o Late Duddekunta Rami Reddy under a Regd. Sale Deed dt. 16.02.1987 with Doc.No.1691/1987 for a valuable consideration with specific boundaries and measurements with absolute rights.

Further the said Duddekunta Pedda Venkata Reddy S/o Late Duddekunta Rami Reddy sold the Item No.1 and Item No.2 of opinion schedule property (i.e., 169.61 Sq. Yards (Item No.1) and 25.55 Sq..Yards in Sy.No.421) in favour of Annagoni Eediga Padmavathi W/o Annagoni Lokesh Gowd under a Regd. Sale Deed dt. 10.11.2008 with Doc.No.2633/2008 for a valuable consideration with specific boundaries and measurements with absolute rights. As there is mistake krept regarding Northern boundary mentioned House of Narayanamma instead of Road and House of Narayanamma and the same was rectified under a Regd. Rectification Sale Deed dt.11.09.2017 with Doc.No.3013/2017 executed by P.Pushpavathi W/o P.Rajasekhar Reddy and Ustila Purnima W/o Ustila Nageswara Reddy in favour of Annagoni Eediga Padmavathi W/o Annagoni Lokesh Gowd.

By virtue of the said Regd. Sale Deed dt. 10.11.2008 with Doc.No.2633/2008 and Regd. Rectification Sale Deed dt.11.09.2017 with Doc.No.3013/2017 the loan applicant Annagoni Eediga Padmavathi W/o Annagoni Lokesh Gowd became absolute owner of Item No.1 and Item No.2 of opinion schedule house property and he obtained permission for construction of house in the schedule plot from Gooty Municipality in Proceedings in B.A.No.1156/0041/B/GYMC/JANG/2016, dt.10.12.2018 as per the plan attached. Accordingly the loan applicant Annagoni Eediga Padmavathi constructed house and Gooty Municipality assigned Door Nos.8/399a to 8/399d and 8/430 and he is paying property tax to the said houses to Gooty Municipality, evidencing that House Tax Receipts dt.17.02.20-24 (No.5).

The applicant has produced Digital copy of Encumbrance Certificate Statement No.74161444, dt.04.05.2024 for a period of 29 years i.e., from 01.01.1995 to 04.05.2024 issued by Sub Registrar, Gooty, which is showing a Regd. Discharge Receipt dt.29.01.2016 with Doc.No.210/2016 executed by The Gooty Co Op Town Bank Limited, Gooty, another Regd. Mortgage dt.03.02.2016 with Doc.No.254/2016 executed by Annagoni Eediga Padmavathi in favour of M/S Shri Rama City Union Finance Limited, Guntakal Branch and the said mortgage was discharged on 09.11.2020 under Regd. Discharge Receipt dt.09.11.2020 with Doc.No.4087/2020, another Regd.



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Mortgage dt.31.08.2016 with Doc.No.2593/2016 executed by Annagoni Eediga Padmavathi in favour of M/S Shri Rama City Union Finance Limited, Guntakal Branch and the said mortgage was discharged on 09.11.2020 under Regd. Discharge Receipt dt.09.11.2020 with Doc.No.4093/2020 and another **Regd. Mortgage Deed dt.26.11.2020 with Doc.No.4307/2020 with Aadhar Housing Finance Limited. Subject to discharge of the same the property is free from encumbrances.**

In view of the above, the applicant **Smt Annagoni Eediga Padmavathi W/o Annagoni Eediga Lokesh Gowd**, residing at 8/399a to 8/399d and 8/430, B.C.Colony, Revenue Ward No.8, Gooty Town, Anantapuramu District, is absolute owner of Item No.1 and Item No.2 of opinion schedule property and he has got clear, absolute, legal equitable and marketable title over the opinion schedule property and the same is acceptable, **Subject to discharge of existing mortgage with Aadhar Housing Finance Limited, the property is free from encumbrances.**

4) ENCUMBRANCE CERTIFICATE:

The applicant has produced Digital copy of Encumbrance Certificate Statement No.74161444, dt.04.05.2024 for a period of 29 years i.e., from 01.01.1995 to 04.05.2024 issued by Sub Registrar, Gooty, which is showing a Regd. Discharge Receipt dt.29.01.2016 with Doc.No.210/2016 executed by The Gooty Co Op Town Bank Limited, Gooty, another Regd. Mortgage dt.03.02.2016 with Doc.No.254/2016 executed by Annagoni Eediga Padmavathi in favour of M/S Shri Rama City Union Finance Limited, Guntakal Branch and the said mortgage was discharged on 09.11.2020 under Regd. Discharge Receipt dt.09.11.2020 with Doc.No.4087/2020, another Regd. Mortgage dt.31.08.2016 with Doc.No.2593/2016 executed by Annagoni Eediga Padmavathi in favour of M/S Shri Rama City Union Finance Limited, Guntakal Branch and the said mortgage was discharged on 09.11.2020 under Regd. Discharge Receipt dt.09.11.2020 with Doc.No.4093/2020 and another **Regd. Mortgage Deed dt.26.11.2020 with Doc.No.4307/2020 with Aadhar Housing Finance Limited. Subject to discharge of the same the property is free from encumbrances.**

5) OPINION:

In view of the foregoing, I am of the opinion that the applicant **Smt Annagoni Eediga Padmavathi W/o Annagoni Eediga Lokesh Gowd**, residing


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at Door No. 8/399a to 8/399d and 8/430, B.C.Colony, Revenue Ward No.8, Gooty Town, Anantapuramu District, is absolute owner of Item No.1 and Item No.2 of opinion schedule property and he has got clear, absolute, legal equitable and marketable title over the opinion schedule property and the same is acceptable, **Subject to discharge of existing mortgage with Aadhar Housing Finance Limited, the property is free from encumbrances.**

6) LIST OF DOCUMENTS TO BE COLLECTED:

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Remarks, if any:

Note: The opinion schedule property is located in purely residential locality and it is not come under agriculture land.



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