

**ALL IS WELL Eco.v.**

**Muraari Town Ship**

**Ongole**

**P.BABJI**

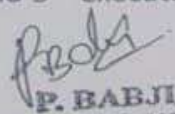
Advocate & Notary, Opposite District Court, Ongole, cell No.9440236279

**TO WHOM SOEVER IT IS CONCERNED**

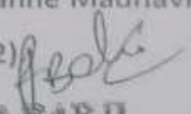
The claimant "ALL IS WELL ECO VENTURES", REP. by MD.Y.Srinivasa Rao, Vijayawada as per the opinion the property belong to 1.Manne Narasimham @Narasimha Rao, S/o.Rangaiah, 2.Manne Madhavi, W/o.Narasimham @Narasimha Rao submitted the following documents. On careful scrutiny of the below mentioned documents, I am submitting my legal opinion as follows.

**I. DESCRIPTION OF THE DOCUMENTS:-**

1. **16-02-2022:-** Registered Sale deed executed by Chirikuri Punnaiah S/o.Veeraswamy, 2.Chirikuri Venu, S/o.Punnaiah, 3.Chava Vani, W/o.Raghunadh 1<sup>st</sup> executant GPA agent of 2<sup>nd</sup> executant in favour of applicant Manne Narasimham (Doc No.379/2022).
2. **17-02-2022:-** Registered Sale deed executed by Chirikuri Punnaiah S/o.Veeraswamy, 2.Chirikuri Venu, S/o.Punnaiah, 3.Chava Vani, W/o.Raghunadh 1<sup>st</sup> executant GPA agent of 2<sup>nd</sup> executant in favour of applicant Manne Narasimham (Doc No.389/2022).
3. **26-04-2022:-** Registered Sale deed executed by 1.Gonugunta Subhashini W/o.Madhu, 2.Biyyapu Madhavalatha, W/o.Balaji in favour of Manne Narasimham (Doc No.949/2022).
4. **12-01-2023:-** Registered Sale deed executed by 1.Chirukuri Jayamma, 2.Chirukuri Venkata Rao, 3.Chirukuri Hari Babu in favour of Manne Narasimham (Doc No.78/2023).
5. **12-01-2023:-** Registered Sale deed executed by 1.Chirukuri Jayamma, 2.Chirukuri Venkata Rao, 3.Chirukuri Hari Babu in favour of Manne Narasimham (Doc No.74/2023).
6. **21-03-2023:-** Registered Sale deed executed by Mattupalli Rambabu in favour of Manne Narasimham (Doc No.618/2023).
7. **21-03-2023:-** Registered Sale deed executed by Mattupalli Rambabu in favour of Manne Narasimham (Doc No.619/2023).
8. **10-08-2022:-** Registered Sale deed executed by Chirikuri Rattaiah, S/o.Veeraswamy, 2.Kari Madhavalatha, W/o.Ravichandra babu, 3.Mangamuri Himabindu 1<sup>st</sup> executants having GPA on behalf of the 2<sup>nd</sup> and 3<sup>rd</sup> executants in favour of Manne Narasimham (Doc No.619/2023).

  
**P. BABJI**  
**ADVOCATE & NOTARY**  
Apprd Govt. Of A.P. Regd No:  
A1 / Notaries / 747 / 2013  
Dist Court Center, ONGOLE-523104

9. 16-02-2022:- Registered Sale deed executed by 1.Chirukuri Punnaiah, 2.Chirukuri Punnaiah GPA holder of Chirukuri Venu, 3 Chava Vani in favour of Manne Narasimham (Doc No.379/2022)
10. 14-02-2024:- Registered Sale deed executed by 1.Marella Ramya Sruthi, Marela Swetha, 2.Ramya Sruthi Marella, 3.Marella Swetha, 4.Nathani Bujjamma, 5.Mamillapalli Sarala, 6.Edara Dhanalakshmi in favour of 1<sup>st</sup> applicant Manne Narasimham (Doc No.2049/2024).
11. 14-02-2024:- Registered Sale deed executed by Bapanapalli Balaji Seshendra Manidhar, S/o.Nageswara Rao in favour of 1<sup>st</sup> applicant Manne Narasimham (Doc No.566/2025).
12. 14-02-2024:- Registered Sale deed executed by Bapanapalli Balaji Seshendra Manidhar, S/o.Nageswara Rao in favour of 1<sup>st</sup> applicant Manne Narasimham (Doc No.567/2025).
13. 28-02-2025:- Registered Sale deed executed by In favour of 1<sup>st</sup> applicant Manne Narasimham (Doc No.568/2025).
14. 04-03-2022:- Registered Sale deed executed by 1.Marella Anjaneyulu, 2.Marella Abhinay, 3.Marella Vinah in favour of 2<sup>nd</sup> applicant Manne Madhavi (Doc No.518/2022).
15. 04-03-2022:- Registered sale deed executed by Marella Anjaneyulu, Marella Abhinay, Marella Vinay in favour of 2<sup>nd</sup> applicant Manne Madhavi (Doc No.518/2022)
16. 14-02-2024:- Registered Sale deed executed by 1.Marella Ramya Sruthi, Marela Swetha, 2.Ramya Sruthi Marella, 3.Marella Swetha, 4.Nathani Bujjamma, 5.Mamillapalli Sarala, 6.Edara Dhanalakshmi in favour of 2<sup>nd</sup> applicant Manne Madhavi (Doc No.2048/2024).
17. 22-10-2018:- Registered sale deed executed by Ponakala Subbarao, S/o.Chandraiah, 2.Ponakala Srinivasa Rao, S/o.Subbarao, 3.Ponakala Venkata Rao, S/o.Subbarao in favour of Bapanapalli Padmavathi, W/o.Balaji Seshendra Manidhar (Doc No.2337/2018).
18. 30-09-2019:- Registered Sale deed executed by Thalluri Venkata Rao in favour of Bapanapalli Padmavathi, W/o.Balaji Seshendra Manidhar (Doc No.1777/2019)
19. 21-12-2022:- Registered Sale deed executed by 2<sup>nd</sup> applicant Manne Madhavi in favour of 1<sup>st</sup> applicant Manne Narasimham (Doc No.3017/2022)

  
**P. SABJI**  
ADVOCATE & NOTARY  
Apprd Govt. Of A.P. Reg  
A1 / Notaries / 747 /  
At Court Center ONGO!



D.Dis.No.E/ 82 /2024

Date:10-01-2024

Sub:- A.P Agricultural Land (Conversion for Non-Agricultural Purpose) Act 2006 (Act No.3 of 2006) – Amended Act No.13 of 2018 and its rules, 2018 - Ordinance issued by Govt. of A.P in No.7 of 2021 published in A.P.State Gazette Part – IV B Extraordinary & G.O.Ms.No.227 Revenue ((DA & LR) Dept. dt.26-08-2021 - Prakasam District – N.G.Padu Mandal – N.G.Padu village - Sri. Manne Narasimha Rao S/o Rangaiah resident of Ongole village of Ongole Mandal of Prakasam Dist. has requested for grant of permission for conversion of Agrl. Land of Ac.5.73 ½ cents in Sy.No.539/4 of N.G.Padu village of N.G.Padu Mandal into Non-Agrl. Purpose – Tahsildar report received – Enquired - Orders – Issued.

Read:- 1.R/o of Sri. Manne Narasimha Rao S/o Rangaiah resident of Ongole village of Ongole Mandal of Prakasam Dist. filed in Naguluppalapadu village Secretariat vide application No.NLCR231230048970 dt.30-12-2023  
2.Report of the Tahsildar, N.G.Padu Mandal Rc.DT/01/2024 Dated. 09-01-2024

@@@

ORDER:

1. Sri. Manne Narasimha Rao S/o Rangaiah resident of Ongole village of Ongole Mandal of Prakasam Dist. in the reference 1<sup>st</sup> read above, has filed a representation in Naguluppalapadu village Secretariat vide application No.NLCR231230048970 dt.30-12-2023 stating that he is having land of Ac.5.73 ½ cents in Sy.No.539/4 of N.G.Padu village of N.G.Padu Mandal and requested to take further action for according necessary permission for conversion of said Agrl. Land into Non-Agrl. Purpose in terms of G.O.Ms.No.98 Revenue (DA&LR) Department dt.19-02-2018 and Amended Act No.13 of 2018 and its rules, 2018 & Ordinance issued by Govt. of A.P in No.7 of 2021 published in A.P.State Gazette Part – IV B Extraordinary & G.O.Ms.No.227 Revenue ((DA & LR) Dept. dt.26-08-2021.
2. The Tahsildar, N.G.Padu has submitted his enquiry report in the reference 2<sup>nd</sup> read above, stating that the applicant Sri. Manne Narasimha Rao S/o Rangaiah resident of Ongole village of Ongole Mandal of Prakasam Dist. is having land of Ac.5.73 ½ cents in Sy.No.539/4 of N.G.Padu village of N.G.Padu Mandal and he got the said land by way of purchasing through Regd. sale deed as per the report of the Tahsildar, N.G.Padu. The Tahsildar, N.G.Padu informed that the applicant has got title over the above land vide 1B Khatha No.2862 of Naguluppalapadu village of N.G.Padu Mandal and the same was uploaded in web land. As per RSR of Naguluppalapadu village, the total land of Ac.12.14 cents in Sy.No.539 is classified as Govt./Dry i.e Patta land. The Tahsildar, N.G.Padu has informed that the land is vacant on ground. There are no Government structures or any electrical lines are passing through the land. The Tahsildar has informed that there is no objection of conversion of Ac.5.73 cents in Sy.No.539/4 of N.G.Padu Mandal from Agrl. into Non-Agrl. purpose. The Tahsildar, N.G.Padu has enclosed copy of FMB of Sy.No.539 of N.G.Padu village duly showing the sub-Division. Finally, the Tahsildar, N.G.Padu has recommended for conversion of Agrl. Land of Ac.5.73 ½ cents in Sy.No.539/4 of N.G.Padu village of N.G.Padu Mandal into Non Agrl. Purpose.
3. The Basic value of the proposed land under conversion is Rs.16,00,000/- per Acre as per Basic value certificate issued by the Joint Sub-Registrar, Ammanabrolu dt.27-10-2023. The cost of the proposed land of Ac. 5.73 ½ cents is Rs.(16,00,000/- X 5.73 ½ cents) = 91,76,000/- and the applicant has to remit 5% conversion fees which works out to (Rs.91,76,000/-X 5%) = Rs.4,58,800/-. The applicant has remitted an amount of Rs.4,60,000/- (Rupees Four lakhs and sixty thousand only) vide challan No.71454728762023 dt.30-12-2023 in D.T.O, Prakasam.

p.t.o

// 2 //

4. In view of the above reasons and as per the recommendations of the Tahsildar, N.G.Padu, the following Agri. Land is hereby converted into non-Agri. Land on the following terms and conditions.

- ❖ The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.
- ❖ The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
- ❖ The permission confirms that the conversion fee has been paid under the Act in respect of above agricultural lands for the limited purpose of conversion into non-agricultural purpose.
- ❖ It does not confer any right, title or ownership to the applicant over the above agricultural purpose lands.
- ❖ This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- ❖ The conversion fee paid will not be returned or adjusted otherwise under any circumstances.
- ❖ The authorities are not responsible for any incidental or consequential actions or any loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- ❖ The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

#### SCHEDULE

Sl. No.	Village, Mandal and District	Sy.No.	Total Extent (Sy.No. Wise)	Extent for which Permission Granted Acs.	Remarks
1	Naguluppalapadu village of N.G.Padu Mandal.	539/4	5.73 ½	5.73 ½	Five Acres Seventy three and half cents only
	Total			5.73 ½	

5. The Tahsildar, N.G.Padu is hereby directed to take necessary steps to implement in Village Records vide Khatha No.300001 onwards for the above Scheduled lands.

Sd/- V.Visweswara Rao  
Revenue Divisional Officer  
Ongole.

// t.c.f.b.o //

*[Signature]*  
Divisional Administrative Officer  
Revenue Divisional Officer  
ONGOLE.

To  
Sri. Manne Narasimha Rao S/o Rangalah resident of Ongole village of Ongole Mandal of Prakasam Dist.

Copy to the Tahsildar, N.G.Padu for necessary action.  
Copy to the Joint Sub-Registrar, Ammanabrolu  
Copy submitted to the Collector, Prakasam, Ongole for favour of kind information



- ❖ The authorities are not responsible for any incidental or consequential actions or any loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- ❖ The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

### SCHEDULE

Sl. No.	Village, Mandal and District	Sy.No.	Total Extent (Sy.No. Wise)	Extent for which Permission Granted Acs.	Remarks
1	Naguluppalapadu village of N.G.Padu Mandal.	534/6	3.13	3.13	Ninety eight cents only.
		49/4	0.97 1/2	0.97 1/2	
		Total		4.10 1/2	

5. The Tahsildar, N.G.Padu is hereby directed to take necessary steps to implement in Village Records vide Khatha No.300001 onwards for the above Scheduled lands.

Sd/- G.V.Subba Reddy  
Revenue Divisional Officer  
Ongole.

// t.c.f.b.o //

(Signature) 21/9/24  
Divisional Administrative Officer  
Divisional Administrative Officer  
Revenue Divisional Officer  
ONGOLE

To

Sri.Manne Narasimha Rao Alias Narasimham S/o Rangalah resident of Ongole village and Mandal of Prakasam Dist .

Copy to the Tahsildar, N.G.Padu for necessary action.

Copy to the Joint Sub-Registrar, Ongole.

Copy submitted to the Collector, Prakasam, Ongole for favour of kind information

Proceedings of the Revenue Divisional Officer, Ongole  
Present: Sri.V.Visweswara Rao, M.A., M.A(Edn.)

D.Dis.No.E/2092/2024

Date:20-09-2024

Sub:- A.P Agricultural Land (Conversion for Non-Agricultural Purpose) Act 2006 (Act No.3 of 2006) – Amended Act No.13 of 2018 and its rules, 2018 – Ordinance Issued by Govt. of A.P In No.7 of 2021 published in A.P.State Gazette Part – IV B Extraordinary & G.O.Ms.No.227 Revenue ((DA & LR) Dept. dt.26-08-2021 Prakasam District – N.G.Padu Mandal – N.G.Padu village – Sri.Manne Narasimha Rao Alias Narasimham S/o Rangalah resident of Ongole village and Mandal of Prakasam Dist. has requested for grant of permission for conversion of Agrl. Land into Non-Agrl. purpose in Sy.No.534/6 to an extent of Ac.3.13 cents and Sy.No.539/6 to an extent of 0.97 ½ cents i.e total of Ac.4.10 ½ cents of N.G.Padu village of N.G.Padu Mandal into Non-Agrl. Purpose – Tahsildar report received – Enquired – Orders – Issued.

Read:- 1.R/o of Sri.Manne Narasimha Rao Alias Narasimham S/o Rangalah resident of Ongole village and Mandal of Prakasam Dist filed in concerned Village Secretariat/Mee-seva vide application No.NLCR240906014531 dt.06-09-2024.

2.Report of the Tahsildar, N.G.Padu Mandal Rc.DT/121/2024 Dated. 17-09-2024.

@@@

ORDER:

1. Sri.Manne Narasimha Rao Alias Narasimham S/o Rangalah resident of Ongole village and Mandal of Prakasam Dist. in the reference 1st read above, has filed a representation in concerned Village Secretariat/ Mee-Seva vide application No. NLCR240906014531 dt.06-09-2024 stating that he is having lands in Sy.No.534/6 to an extent of Ac.3.13 cents and Sy.No.539/6 to an extent of 0.97 ½ cents i.e total of Ac.4.10 ½ cents of N.G.Padu village of N.G.Padu Mandal and requested to take further action for according necessary permission for conversion of said Agrl. Land into Non-Agrl. Purpose in terms of G.O.Ms.No.98 Revenue (DA&LR) Department dt.19-02-2018 and Amended Act No.13 of 2018 and its rules, 2018 & Ordinance issued by Govt. of A.P in No.7 of 2021 published in A.P.State Gazette Part – IV B Extraordinary & G.O.Ms.No.227 Revenue ((DA & LR) Dept. dt.26-08-2021 and the said application was forwarded to the Tahsildar,N.G.Padu through concerned Village Secretariat/Mee-seva.

2. The Tahsildar, N.G.Padu in the reference 2<sup>nd</sup> read above, has submitted his enquiry report in the reference 2<sup>nd</sup> read above, stating that the applicant Sri.Manne Narasimha Rao Alias Narasimham S/o Rangalah resident of Ongole village and Mandal of Prakasam Dist. is having lands in Sy.No.534/6 to an extent of Ac.3.13 cents and Sy.No.539/6 to an extent of 0.97 ½ cents i.e total of Ac.4.10 ½ cents of N.G.Padu village of N.G.Padu Mandal and as per Regd. documents as enclosed by the Tahsildar, N.G.Padu the applicant got the said lands by way of Regd.sale deed bearing No. 389 of 2022 dt.17-02-2022, Regd. sale deed bearing No.74 of 2023 dt.12-01-2023 ,Regd. sale deed bearing No.619 of 2023 dt.21-03-2023 and Regd.sale deed bearing No. 2049 of 2024 dt.14-02-2024 of Joint Sub-Registrar, Ammanabrolu. The Tahsildar, N.G.Padu



Informed that the applicant has got title over the above lands vide 1B Khatha No.2862 of N.G.Padu village of N.G.Padu Mandal and the same was uploaded in web land. As per RSR of N.G.Padu village, the total land of Ac.16.18 cents in Sy.No.534 and the total land of Ac.12.14 cents in Sy.No.539 are classified as Govt./Dry i.e Patta lands. The Tahsildar, N.G.Padu has informed that the lands are vacant on ground. There are no Government structures or any electrical lines are passing through the lands. The applicant remitted prescribed conversion fees in relevant Head of Account. The Tahsildar, N.G.Padu has enclosed copy of FMBs of Sy.No.534 and 539 along with Sub-Divisions showing the proposed lands under conversion in the Sub-Divisions of Ammanabrolu village. Finally, the Tahsildar, N.G.Padu has recommended for conversion of Agrl. Land in Sy.No.534/6 to an extent of Ac.3.13 cents and Sy.No.539/6 to an extent of 0.97 ½ cents i.e total of Ac.4.10 ½ cents of N.G.Padu village of N.G.Padu Mandal into Non Agrl. Purpose.

3. The Basic value of the proposed land under conversion is Rs.16,00,000/- per Acre in Sy.No. 539 and Rs.11,00,000/- per Acre in Sy.No.534 of N.G.Padu village as per the Basic value certificate issued by the Joint Sub-Registrar, Ammanabrolu dt.31-08-. The cost of the above proposed lands as per Basic value and the conversion tax to be remitted are shown in the following table.

Sl.No	Sy.No.	Basic value per Acre Rs.	Extent Ac.	Cost of the land Rs.	5% conversion tax Rs.
1	539	16,00,000	0.97 ½	15,60,000	78,000
2	534	11,00,000	3.13	34,43,000	1,72,150
	Total		4.10 ½	50,03,000	2,50,150

The applicant has remitted an amount of Rs.1,73,000/- vide challan No.81226254302024 dt.05-09-2024 and 79,000/- and vide challan No.81226281212024 dt.05-09-2024 i.e total of Rs.2,52,000/- (Rupees Two lakhs fifty two thousand only) in DTAO, Prakasam.

4. In view of the above reasons and as per the recommendations of the Tahsildar, N.G.Padu, the following Agrl. Land is hereby converted into Non-Agrl. Land on the following terms and conditions.

- ❖ The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.
- ❖ The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
- ❖ The permission confirms that the conversion fee has been paid under the Act in respect of above agricultural lands for the limited purpose of conversion into non agricultural purpose.
- ❖ It does not confer any right, title or ownership to the applicant over the above agricultural purpose lands.
- ❖ This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- ❖ The conversion fee paid will not be returned or adjusted otherwise under any circumstances.