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Ref:Nzb/1/10/2018.

To.

Sri Amula Satyanarayana Goud,
Nizamabad.

Title Report.

22-Oct-18

For MARVEL PROJECTS



Proprietor

TITLE REPORT

For MARVEL PROJECTS

S. Sathish Kumar
Proprietor

I. Terms of Reference:

This report is prepared under the instructions of Sri Prathap Sathish Kumar, to carry out a Title Due Diligence and investigation in relation to the land pertaining to the following properties (Subject Properties):

1. M/s Kasha Goud And Sons.

The open plot Nos. (51, 52, 53, 54, 55, 66, 67, 69, 70, 113 and part of open plot No. 114), admeasuring total area = 2719.94 Sq. yards. or 2274.14 Sq. mtrs. as per G.P.L.P. No. 1/1994-95, Lies in Survey No. 1180 of Bardipur Village Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad.

2. M/s Kasha Goud And Sons.

The open plot No. (68) As per G.P.L.P. No. 1/94-95, Lies in Survey No. 1180, Situated at Meher Sai Colony, Bardipur Village Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad, admeasuring = 266.66 Sq. yards., or 222.96 Sq. mtrs., within the Grampanchayat Limits of Bardipoor Village.

3. M/s Kasha Goud And Sons.

The part of open plot No. (114). As per G.P.L.P. No. 1/94-95, Lies in Survey No. 1180 of Meher Sai Colony, Bardipoor Village, Situated at Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad, admeasuring : (140.00 Sq. yards.) or (117.50) Sq. mtrs., out of (300.00) Sq. yards. within the Grampanchayat Limits of Bardipoor Village.

II. Scope of Work:

This Report is restricted to the matters requested to be reviewed buy us which include an examination of the following issues:

- Whether M/s Kasha Goud And Sons have acquired clear valid and marketable title in respect of subject property.
- Whether the subject properties are agricultural lands or non-agricultural lands?



- Whether any ceiling limits (agricultural land or urban) are applicable under local law governing ownership of plots?
- Whether a company can own agricultural land and non-agricultural land?
- whether there are any end use restrictions for the use of land?
- The procedure for conversion of land use.
- Procedures for transfer of title.
- Issues relating to stamp duty and registration charges payable on the transfer of title.

III. Methodology:

This Report has been prepared on the basis of the following:

- A review and examination of all the photo copy documents furnished to us by M/s Kasha Goud And Sons.
- Searches, investigation and inspection of public records and documents maintained with the offices of the:
 - i) Tahsildar Dichpally, Nizamabad District.
 - ii) Sub-Register, Nizamabad District.
- A list of all the documents furnished to us or obtained by us during the course of our investigations and referred to in this report are listed in Appendix-II to the report.

IV. Format of the report:

This report has been divided into three main parts as set out below:

Part I: An overview of the laws applicable to the subject properties.

Part II: Title reports in respect of each individual subject properties in chapters
1 to 5.

Part III: Appendices and Annexures.

For MARVEL PROJECTS
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Proprietor

V. Limitation if the review:

1. Unless explicitly mentioned in the report, the report is based on the assumptions that:
 - i) The genuineness of all signatures, the authenticity of all documents/information submitted as original, and the conformity of the copies of extracts submitted with that of the original documents.
 - ii) That all signatures, dates, stamps, seals and other markings on all documents are authentic.
 - iii) That at the time of the review each document was in full force and effect (including the assumption that all conditions precedent have been met) and has not been terminated or amended.
2. We have taken due care for the preparation of the report. However, Sri Rama Goud, Advocate shall not be



responsible or in any way held liable for any damage or loss suffered by any person on account of this report. In no case such liability shall exceed the limit of professional fee paid to Sri Rama Goud, Advocate for the preparation of this report.

Sri Rama Goud.

Advocate.

Dated: 28-09-2018.

PART - 1

Introduction - Overview of Applicable Laws

1. Property situated in Telangana Area of Andhra Pradesh State:

- 1.1 The revenue laws in the State of Andhra Pradesh differ from region to region. This is because some parts of the State of Andhra Pradesh (Namely Telangana area) were under the dominion of the Nizam Nawaab of Hyderabad and the other parts of Andhra Pradesh (Namely Andhra and Rayalaseema areas) were under the administrative control of British India.
- 1.2 All the subject properties are situated in and around the town of Nizamabad in Telangana state. They are all classified as "Lay out' plots in the Revenue records.
- 1.3 This part of the report sets out the relevant laws applicable to lands situate in the Telangana area of Andhra Pradesh state (Erstwhile Andhra Pradesh State).

2. Laws governing ownership & rights in land:

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Telangana Revenue Act, 1317 Fasli.

- 2.1 The Andhra Pradesh (Telangana area) Land Revenue Act, 1317 Falsi (Corresponding to 1908 AD) is the first codification of revenue laws in Telangana area and continues to operate even today. The said Act deals with various issues pertaining to the classification of land, survey, issues pertaining to fixation and payment of land revenue etc.

AP Survey & Boundaries Act, 1923:

- 2.2 Subsequent to the extension of AP survey & boundaries Act, 1923 the entire state of Andhra Pradesh from the year 1958, all the survey and settlement records are now maintained under the said enactment.
- 2.3 Survey of all lands is undertaken periodically which determine the survey numbers in each village, extents thereof and the boundaries. These survey extents and boundaries are thereafter reflected in all the revenue records which are called the "Pahanies" in Telangana state (Telangana Area).



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AP rights in land & Pattedar pass book act, 1971.

2.4 All the revenue records (Pahanies) are maintained under the AP rights in land & Pattedar pass books

Act, 1971, the same is applicable to Telangana state. Prior to the said enactment the revenue records were maintained under the AP (Telangana area) record of rights regulations, 1358 Falsi, the provisions of which are in para material with the 1971 Act.

2.5 The Act provide for a periodic updating of the revenue records and the maintenance of records in the prescribed format. These records are called "Record of Rights (Called ROR)" and all the Pahanies are to be maintained in accordance with such ROR.

2.6 Sections 3 and 4 of the which provide for periodic and regular updating of the records provider that any person acquiring any right in any property in any manner may apply to the Tahsildar for the purpose of mutating his/her name by providing the details. The said sections also provide that in case of registered transactions, the concerned registrar has to send an intimation to the Tahsildar who in turn has to make appropriate changes in the revenue records. This is however not followed in practice.

2.7 The Mutation changes must be made in the Pattedar (Owner) and the possessor columns of the ROR. This usually happens when title along with possession is transferred by a sale deed. If the transfer is by way of an agreement of sale (Coupled with or without a Power of attorney) then no title passes and mutation in the Pattedar column cannot be done. However, If the agreement of sale holder is put in possession, then necessary changes in the possessor column of the records can be effected to denote the factum of possession.

Earliest survey and revenue records:

2.8 In the region of Telangana the earliest expansive survey was undertaken in the year 1954-55 on the basis of which the Khasra Pahanies records were prepare. These were followed by Chesala Pahanies prepared for the period 1956 to 1958. The Khasra Pahanies and Chesala Pahanies together constitute an authentic earliest record of title to and possession of the property. They also set out the nature of land and the kind of rights the persons in possession have over the land.

2.9 As the Khasra Pahanies and Chesala Pahanies form the entire basis on which subsequent revenue records have been maintained in respect of all the properties, our enquiry commences right from the said Khasra Pahanies/Chesala Pahanies.

3. Ceiling Limits:

Agriculture land:

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3.1 The A.P. land reforms (Ceiling and agricultural holdings) act, 1973 (Ceiling act) regulates the ceiling limits in respect of agricultural land holdings and provides for the maximum, extent that could be held by an individual/family (Called the standard holding). The extent of the standard holding varies from region to region and depends upon the classification of land as wet, double crop, dry etc.

3.2 Section 5 specifies that a person is entitled to hold up to Ac.10-00 guntas of double crop wet land in certain specified areas and a maximum of Ac.54-00 guntas of dry land. The subject properties are located in the Telangana area and are classified as dry land for the purpose of the ceiling act. The maximum extent of land a person could hold in the subject area is therefore Ac.54-00 Guntas.

Urban Land:

3.3 The subject properties were situate outside the municipal limits and hence were not hit by the provisions of the ULC act.

4. Use of land and conversion:

4.1 Conversion of agricultural land to non-agricultural land was not automatic and had to be done in accordance with the provisions of section 62 and 57 of the A.P. (Telangana Area) land revenue Act.1317 Fasli.

4.2 The provisions of the land Revenue act pertaining to conversion of land use from agricultural to non-agricultural continued to operate in Telangana Area until the A.P. agricultural lands (Conversion for non-agricultural purposes) act, 2006 (Conversion act) was enacted, which came into effect from 02-01-2006.

4.3 Section 3 of the conversion act specifies that no agricultural land will be converted to non-agricultural use except by an order of the competent authority.

4.4 Section 4 stipulates that an amount of 10% of the market value shall be chargeable for permitting conversion of any land from agricultural to non-agricultural purposes. Section 5 specifies that the Revenue Divisional Officer (RDO) or any other authority notified by the government for this purpose shall be the competent authority. Section 6 prescribes the penalty for unauthorized conversation where the fine could extend to 50% of the conversion fee of 10%.

5. Ownership of land by a company:

5.1 There are no restriction on a company owning land in the state of Andhra Pradesh. However, since the ceiling act defines a person to include a company. A company cannot own more than the ceiling limits specified under the said enactments.

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5.2 There are no restrictions under any other law with regard to a company owning either agriculture or non-agricultural land. However in some specified agency areas (also called Scheduled areas) a non tribal or a company comprising of non-tribal's cannot hold land.

5.3 None of the subject properties are included in such agency areas/Scheduled areas and as such the said provisions have no application.

6. Ownership by non-locals:

The laws as applicable in the state of Andhra Pradesh do not provide for any restrictions against non-locals owning land. The non-locals would be subject to the same provisions of law as applicable to locals holding land in A.P.

7. Procedure for transfer of title:

7.1 The transfer of title would be required to be carried out in accordance with the provisions of transfer of property Act 1908. A transfer between unrelated persons is usually done by the execution of a sale deed/conveyance deed. Section 17 of the Indian registration Act, 1908 makes any deed of transfer in relation to immovable property of value in excess of Rs. 100/- compulsorily registerable.

8. Stamp duty and registration charges payable on transfer of title:

8.1 Schedule I-A of the Indian stamp act as applicable in the state of Telngana, provides for payment of stamp duty of 6% of the market value in respect of a transfer/conveyance deed. There are other charges such as municipal duty and other levies which totally amount to 9% of the market value. The registration charges are 0.5% of the market value.

8.2 Thus for registering a sale/transfer/conveyance deed the total stamp duty payable is 9% and the registration charges are 0.5% aggregating to a total duty of 9.5% of the market value of the property.

9. Public notices:

9.1 It is now a widely accepted practice for a person purchasing property to issue a public notice inviting objections prior to purchase. This exercise does not provide any legal protection but is useful in eliciting information as to whether any other claims exist in relation to the property. It may however be noted that this exercise is not fool proof and does not provide any protection.

9.2 The publication of a public notice may however establish that the purchaser is a bonafide purchaser for valuable consideration.

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PART - II

This part contains the title reports in respect of each of the subject properties:

Chapter 1 : **M/s Kasha Goud & Sons.**

Chapter 2 : **M/s Kasha Goud & Sons.**

Chapter 3 : **M/s Kasha Goud & Sons.**

CHAPTER-I

M/s Kasha Goud & Sons.

Details of the subject property:

The open plot Nos. (51, 52, 53, 54, 55, 66, 67, 69, 70, 113 and part of open plot No. 114), admeasuring total area = 2719.94 Sq. yards. or 2274.14 Sq. mtrs. as per G.P.L.P. No. 1/1994-95, Lies in Survey No. 1180 of Bardipur Village Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad.

Title report & history:

On perusal of the aforesaid documents the present owner M/s Kasha Goud & Sons, represented by its managing partner Sri A. Satyanarayana Goud S/o Kasha Goud, who purchased "The open plot Nos. (**51, 52, 53, 54, 55, 66, 67, 69, 70, 113 and part of open plot No. 114**), admeasuring total area (**2719.94**) Sq. yards. or (**2274.14**) Sq. mtrs. as per G.P.L.P. No. 1/1994-95, Lies in Survey No. 1180 of Bardipur Village Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad.", under a registered sale deed doc. No. **2546/2011; dated: 27-06-2011** from his Vendor M/s V.L.S. Cold Storage, PVT. LTD., represented by its managing partner Smt. Thummala Sujatha W/o T. Malla Reddy for a valid sale consideration and got possession and title from them.

- i) The said vendor M/s V.L.S. Cold Storage, PVT. LTD. who actually purchased open pot Nos. (**52, 53, 54, & 55**) (**Total four plots**), Lies in Survey. No. 1180, As per G.P.L.P. No. 1/1994-95, Situated at Meher Sai Colony, Bardipur Shivar, Mandal: Dichpally, Dist: Nizamabad, admeasuring total area (1066.64) Sq. yards. or (891.84) Sq. mtrs., within the Grampanchayat limits of Bardipur Village, by virtue of Regd. Sale Deed document. No. 5339/2010 and C.S. No. 5405/2010, dated: 02-12-2010 at S.R.O. Nizamabad (Rural).

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The Vendor company above who actually purchased the plot Nos. 52 & 53 under a registered sale deed doc. No.5339/10 dated: 30-11-2010 from its Vendors 1) Sri Palde Surya Prakash and Sri Palde Laxmi Kanth for a valid sale consideration and got possession and title from them. Amongst the above Vendor No.1 Sri Palde Surya Prakash purchased the open plots Nos.52 & 53 under a Registered Sale deed doc. No. 6099/1997, Dtd:22-12-1997 from his Vendor Sri Yarlagadda Venkateshwar Rao for a valid sale consideration and got possession and title from him.

Another Vendor No.2 Sri Palde Laxmi Kanth who purchased the open plots Nos. 54 & 55 under a Registered Sale deed doc. No. 6100/1997, dated: 22-12-1997 from his Vendor Sri Yarlagadda Venkateshwar Rao for a valid sale consideration and got possession and title from him. The Vendor Sri Yarlagadda Venkateshwar Rao is the original owner and Pattedar for the said Survey No.1180 who later obtained Grampanchayat layout vide G.P.L.P. No. 1/94-95 issued by Secretary Grampanchayat vide proceedings No. G.P.L.P. No. 1/94-95, dated: 23-10-1996, It is clearly evident from title deed pass book No. 856 X 54826 issued by the Revenue Divisional Officer, Nizamabad in favour of the above said Vendor and original owner Sri Yarlagadda Venkateshwar Rao. Further the Pahanies for the Years 1970-71 the title and possessor columns showing the name of Sri Yarlagadda Raghavaiah (The grandfather of Sri Yarlagadda Venkateshwar Rao), 190-91 the title column showing the name of Sri Yarlagadda Raghavaiah (The grandfather of Sri Yarlagadda Venkateshwar Rao) and the possessor column the name of Sri Yarlagadda Satyanarayana Rao shown (The father of the Yarlagadda Venkateshwar Rao), and from 1992-93, 1994-95, 1998-99, 2005-06, 2009-10, 2012-13, 2014-15 the title and possessor columns showing the name of Sri Yarlagadda Venkateshwar Rao.

ii) The said vendor M/s V.L.S. Cold Storage, PVT. LTD., who actually purchased open pot Nos. **(66 & 67) (Total two plots)**, Lies in Survey. No. 1180, As per G.P.L.P. No. 1/1994-95, Situated at Meher Sai Colony, Bardipur Shivar, (Opp: Sai Baba Temple, Madhavanagar) Mandal: Dichpally, Dist: Nizamabad, admeasuring total area (533.32) Sq. yards. or (445.92) Sq. mtrs., within the Grampanchayat limits of Bardipur Village, by virtue of Regd. Sale Deed document. No. 5318/2010 and Dtd: 30-11-2010 at S.R.O. Nizamabad (Rural). The said Vendor Smt. Anitha Dayama who actually purchased the said schedule property bearing plot No.66 under a registered sale deed doc. No. 5434/2000; dated: 30th August, 2000 from her Vendor Sri Yarlagadda Venkateshwar Rao through his G.P.A. Sri N. Srikanth (As per Registered Agreement of Sale Cum G.P.A. Doc. No.3909/2000; dated:05-07-2000) for a valid sale consideration and got possession and title over the same. In another sale deed the same Vendor Smt. Anitha Dayama who actually purchased the said schedule property bearing plot No.67 under a registered sale deed doc. No. 5433/2000; dated: 30th August, 2000 from her Vendor Sri Yarlagadda Venkateshwar Rao through his G.P.A. Sri N. Srikanth (As per Registered Agreement of Sale Cum G.P.A. Doc. No.3913/2000; dated:05-07-2000) for a valid sale consideration and got possession and title over the same.

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The Vendor Sri Yarlagadda Venkateshwar Rao is the original owner and Pattedar for the said Survey No.1180 who later obtained Grampanchayat layout vide G.P.L.P. No. 1/94-95 issued by Secretary Grampanchayat vide proceedings No. G.P.L.P. No. 1/94-95, Dtd: 23-10-1996, It is clearly evident from Title deed Pass Book No. 856 X 54826 issued by the Revenue Divisional Officer, Nizamabad in favour of the above said Vendor and original owner Sri Yarlagadda Venkateshwar Rao. Further the Pahanies for the Years 1970-71 the title and possessor columns showing the name of Sri Yarlagadda Raghavaiah (The grandfather of Sri Yarlagadda Venkateshwar Rao), 1990-91 the title column showing the name of Sri Yarlagadda Raghavaiah (The grandfather of Sri Yarlagadda Venkateshwar Rao) and the possessor column the name of Sri Yarlagadda Satyanarayana Rao shown (The father of the Yarlagadda Venkateshwar Rao), and from 1992-93, 1994-95, 1998-99, 2005-06, 2009-10, 2012-13, 2014-15 the title and possessor columns showing the name of Sri Yarlagadda Venkateshwar Rao.

iii) The said vendor M/s V.L.S. Cold Storage, PVT. LTD. who actually purchased open plot No. (69), Lies in Survey. No. 1180, As per G.P.L.P. No. 1/1994-95, Situated at Meher Sai Colony, Bardipur Shivar, (Opp: Sai Baba Temple, Madhavanagar) Mandal: Dichpally, Dist: Nizamabad, admeasuring total area (266.66) Sq. yards. or (222.96) Sq. mtrs., within the Grampanchayat limits of Bardipur Village, under a Regd. Sale Deed document. No. 5319/2010 and C.S. No. 5407/2010, Dtd: 30-11-2010 at S.R.O. Nizamabad (Rural). from their Vendor Smt. G. Padmaja W/o G. Venu for a valid sale consideration and got title and possession over the same from her. The said Vendor Smt G. Padmaja W/o Venu who actually purchased the schedule property plot No. 69 from her Vendor Smt Hemalatha Sabu W/o Goverdhan Sabu through her G.P.A. Sri R. Laxmi Narayana (As per registered G.P.A Doc. No.96/2006, dtd:23-02-2006 at R.O. Nizamabad for a valid sale consideration and got possession title over the same. The subsequent Vendor Smt. Hemalatha Sabu who actually purchased the schedule property plot No. 69 from her Vendor Sri Yarlagadda Venkateshwar Rao through his G.P.A. agent N. Srikanth (As per Regd. Agreement of Sale Cum- G.P.A. Doct. No. 3911/2000; dated:05-07-2000.

iv) The said vendor M/s V.L.S. Cold Storage, PVT. LTD. who actually purchased open plot Nos. (51, 70 & 113) & Part of open plot No. (114), Lies in Survey. No. 1180, As per G.P.L.P. No. 1/1994-95, Situated at Meher Sai Colony, Bardipur Shivar, (Opp: Sai Baba Temple, Madhavanagar) Mandal: Dichpally, Dist: Nizamabad, admeasuring total area (853.32) Sq. yards. or (713.46) Sq. mtrs., within the Grampanchayat limits of Bardipur Village, by virtue of Regd. Sale Deed document. No. 5469/2010 and C.S. No. 5578/2010, dated: 13-12-2010 at S.R.O. Nizamabad (Rural) from their Vendor Smt. Maganti Padma for a valid sale consideration and got possession title over the same from her. The said Vendor Smt Maganti Padma who actually got the said schedule property open plot Nos. 70 & 114 in a registered gift settlement deed doc No.2592/2010, dated:30-04-2010 from the donor (Her mother) and got possession and title over the same. In the same context her mother Smt. Vempalli Laxmi executed a registered rectification deed Doc.No.5455/2010; dated:10-12-2010 in favour of her that, while executing the original Registered Gift Settlement Deed Doc. No.2592/2010; dated:30-04-2010 at S.R.O. Nizamabad (Rural), executed in favour of the second party, in the said document in the Map the

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Northern Side boundary wrongly mentioned as Plot No. (51) and Plot No. (113) by mistake, instead of correct Northern Side boundary is Plot No. (113) and Plot No. (51) and duly rectifying the Map the Northern Side boundaries as wrongly mentioned as Plot No. (51) and Plot No. (113) by mistake, instead of correct Northern side boundary is Plot No. (113) and Plot No. (51). So the said mistake be rectified and entered in the record of Registration Office. The said donor Smt Vempalli Laxmi actually purchased the schedule property (Plot Nos. 70 & 114) under registered sale deed Doc. No. 7032/2005; dated:08-06-2005 from her Vendor Sri Erukala Santosh for a valid sale consideration and got possession and title from him. The said Vendor Sri Erukala Santosh who actually purchased the schedule property (Plot Nos. 70 & 114) under registered Sale Deed Doc. No. 5200/99; dated:05-10-1999 from his Vendor Sri Yarlagadda Venkateshwar Rao the original owner and Pattedar.

On the other hand the said Vendor Smt Maganti Padma who actually got the said schedule property open plot Nos. 51 & 113 in a registered gift settlement deed doc No.2593/2010, dated:30-04-2010 from the donor (Her mother) and got possession and title over the same. The said donor Smt Vempalli Laxmi actually purchased the schedule property (Plot Nos. 51 & 113) under registered sale deed Doc. No. 7031/2005; dated:08-06-2005 from her Vendor Sri Erukala Santosh for a valid sale consideration and got possession and title from him. The said Vendor Sri Erukala Santosh who actually purchased the schedule property (Plot Nos. 51 & 113) under registered Sale Deed Doc. No. 1139/99; dated:09-03-1999 from his Vendor Sri Yarlagadda Venkateshwar Rao the original owner and Pattedar.

CHAPTER-II

M/s Kasha Goud & Sons.

Details of the subject property:

The part of open plot No. (68). As per G.P.L.P. No. 1/94-95, Lies in Survey No. 1180 of Meher Sai Colony, Bardipur Village, Situated at Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad, admeasuring : (266.66 Sq. yards.), or (222.96) Sq. mtrs., within the Grampanchayat Limits of Bardipur Village, Regn. Sub-Dist. Nizamabad Rural and Regn. Dist. Nizamabad.

Title report & history:

On perusal of the aforesaid documents the present owner M/s Kasha Goud & Sons, represented by its managing partner Sri A. Satyanarayana Goud S/o Kasha Goud, who purchased "The open plot Nos. (68), admeasuring total area (266.66) Sq. yards. or (222.96) Sq. mtrs. as per G.P.L.P. No. 1/1994-95, Lies in Survey No. 1180 of Bardipur Village Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar),

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Mandal: Dichpally, Dist: Nizamabad.", under a registered sale deed doc. No. **2862/2011; dated: 07-07-2011** from his Vendor M/s V.L.S. Cold Storage, PVT. LTD., represented by its managing partner Smt. Thummala Sujatha W/o T. Malla Reddy for a valid sale consideration and got possession and title from them.

The said vendor company M/s V.L.S. Cold Storage, PVT. LTD. who actually purchased open plot Nos. **(68)**, Lies in Survey. No. 1180, As per G.P.L.P. No. 1/1994-95, Situated at Meher Sai Colony, Bardipur Shivar, Mandal: Dichpally, Dist: Nizamabad, admeasuring total area (266.66) Sq. yards. or (222.96) Sq. mtrs., within the Grampanchayat limits of Bardipur Village, by virtue of Regd. Sale Deed document. No. 5543/2010, dated: 18-12-2010 at S.R.O. Nizamabad (Rural) from their Vendor Smt. Y. Padmasri W/o E. Srinivas Rao for a valid sale consideration and got possession and title from him. The said Vendor Smt Y. Padmasri who actually got purchased the said schedule property open plot No. 68 from her Vendors Smt. Hemalatha Sabu through her registered G.P.A. agnet Sri R. Laxmi Narayana (As per Regd. Agreement of Sale Cum- General Power of Attorney Doc. No. 97/2006, dated:22-02-2006) for a valid sale consideration and got possession and title from them.

The subsequent Vendor Smt. Hemalatha Sabu who actually purchased the schedule property plot No. 68 from her Vendor Sri Yarlagadda Venkateshwar Rao through his G.P.A. (as per agreement of Sale Cum G.P.A. Doc.No.3910/2000; dated:05-07-2000) under a Registered Sale Deed Doct. No. 5435/2000; dated:30-08-2000 for a valid sale consideration and got possession and title from him. The said Vendor Sri Yarlagadda Venkateshwar Rao was original owner and Pattedar of agricultural land as per title deed, Pahanies and G.P.L.P. as narrated in the above chapter.

CHAPTER-III

M/s Kasha Goud & Sons.

Details of the subject property:

The part of open plot No. (114). As per G.P.L.P. No. 1/94-95, Lies in Survey No. 1180 of Meher Sai Colony, Bardipoor Village, Situated at Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad, admeasuring : (140.00 Sq. yards.), or (117.50) Sq. mtrs., out of (300.00) Sq. yards. within the Grampanchayat Limits of Bardipoor Village Regn. Sub-Dist. Nizamabad Rural and Regn. Dist. Nizamabad.

For MARVEL PROJECTS

S. Arjun
Proprietor



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Title report & history:

On perusal of the aforesaid documents the present owner M/s Kasha Goud & Sons, represented by its managing partner Sri A. Satyanarayana Goud S/o Kasha Goud, who purchased "The part of open plot No. (114), admeasuring total area (**140.00**) Sq. yards. or (117.50) Sq. mtrs. as per G.P.L.P. No. 1/1994-95, Lies in Survey No. 1180 of Bardipur Village Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad.", under a registered sale deed doc. No. 8856/**2018; dated: 01-10-2018** from his Vendors 1) Smt. Bathini Raj Lakshmi 2) Sri Amula Satyanarayana Goud 3) Sri Amula Srinivas Goud 4) Sri Amula Ramesh Goud for a valid sale consideration and got possession and title the same.

Originally the said schedule property was purchased by Late Smt Amula Yellamma W/o Late Kasha Goud from her Vendor Smt Maganti Padma W/o Maganti Praveen under a regd. sale deed Doc. No. 2547/2011;dated:27-06-2011 for a valid sale consideration and got possession and title the same. The said Amula Yellamma died on 15-05-2016 the same is authenticated by the death certificate ID:50046-D-12999; dated:03-06-2016, leaving behind her children viz, 1) Smt. Bathini Raj Lakshmi 2) Sri Amula Satyanarayana Goud 3) Sri Amula Srinivas Goud 4) Sri Amula Ramesh Goud as her only family members the same is authenticated through family member certificate No. FAMC021800466608; dated:28-09-2018.

The said Vendor Smt Maganti Padma who actually got the said schedule property open plot Nos. 70 & 114 in a registered gift settlement deed doc No.2592/2010, dated:30-04-2010 from the donor (Her mother) and got possession and title over the same. In the same context her mother Smt. Vempalli Laxmi executed a registered rectification deed Doc.No.5455/2010; dated:10-12-2010 in favour of her that, while executing the original Registered Gift Settlement Deed Doc. No.2592/2010; dated:30-04-2010 at S.R.O. Nizamabad (Rural) executed in favour of the second party, in the said document in the Map the Northern Side boundary wrongly mentioned as Plot No. (51) and Plot No. (113) by mistake, instead of correct Northern Side boundary is Plot No. (113) and Plot No. (51) and duly rectifying the Map the Northern Side boundaries as wrongly mentioned as Plot No. (51) and Plot No. (113) by mistake, instead of correct Northern side boundary is Plot No. (113) and Plot No. (51). So the said mistake be rectified and entered in the record of Registration Office.

For MARVEL PROJECTS

S. R. Ramesh

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The said donor Smt Vempalli Laxmi actually purchased the schedule property (Plot Nos. 70 & 114) under registered sale deed Doc. No. 7032/2005; dated:08-06-2005 from her Vendor Sri Erukala Santosh for a valid sale consideration and got possession and title from him. The said Vendor Sri Erukala Santosh who actually purchased the schedule property (Plot Nos. 70 & 114) under registered Sale Deed Doc. No. 5200/99; dated:05-10-1999 from his Vendor Sri Yarlagadda Venkateshwar Rao the original owner and Pattedar was original owner and Pattedar of agricultural land as per title deed, Pahanies and G.P.L.P. as narrated in the above chapter.

Therefore, I am of the considered opinion that the M/s Kahsa Goud & Sons have derived a valid, clear, alienable, perfect and marketable title over the properties discussed in three chapters above. The said properties are fit for creation of charge including creation of equitable mortgage.

Ceiling laws and their application of the property:

28. The total holding of, **M/s Kasha Goud & Sons** in respect of the subject property is within the ceiling limits. However for computing the total retainable area under the agricultural ceiling act, any other land held by M/s Kasha Goud & Sons would be also have to be aggregated with their holding.

Agricultural land:

29. i) **Pahanies:** Earlier the subject property has been classified as dry agricultural land in revenue records. The Revenue records including those for the year 1970-71, The Pattedar and possessor columns shows the name of Sri Yarlagadda Raghavaiah the grandfather of Yarlagadda Venkateshwer Rao, 1990-91, 1992-93, 1994-95, 1998-99, 2005-06, 2009-10, 2012-13, 2014-15. this can be an evidence and establishes the continuous possession and title of M/s Kasha Goud & Sons and their predecessors in possession and title continuously which is more than (48) Years.

ii) **Pattedar pass book & Title deed pass book:** The title deed pass book bearing Patta No. 856 X 54826 has been issued on the name of Sri Yarlagadda Venkateshwer Rao S/o Satyanarayana which clearly shows that the Survey No.1180 shown at serial No.2 an extent Ac.3-09 guntas recorded on the name above person. This book has been issued by the Revenue Divisional Officer, Nizamabad and Tahsildar Dichapilly.

Inspection at the office of the Sub-Register, Nizamabad:

30. All the records maintained in the offices of the registration authorities in the state of Telangana have been computerized from 1982-83 onwards.

For MARVEL PROJECTS

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The Encumbrance certificates are issued by the office of the Sub-Registers only on the basis of the computerized records from the year 1982-83.

We have visited the offices of the Sub-Register at Nizamabad district on 04-10-2018 and obtained copies of the E.C.s. and Single Search receipts: 1) Doc. No.34557488; Dtd:04-10-2018 and Doc. No. 34559033; Dtd:04-10-2018. 2) Doc. No.34557410; Dtd: 04-10-2018, Doc. No.34559650; Dtd:04-10-2018, Doc. No.34559320; Dtd:04-10-2018 and Doc. No. 34558868; Dtd:04-10-2018, and Search receipts Nos. 1) SS No.285/2018, (Doc.No.2546/2011), Dated:04-10-2018 2) SS No.284/2018, (Doc.No.2862/2011), Dated:04-10-2018 3) SS No.283/2018, (Doc.No.2547/2011), Dated:04-10-2018.

The Encumbrance Certificate obtained from the office of the Sub-Register, Nizamabad indicated that other than the documents referred above there are no other registered transaction in respect of the property. Copies of the Encumbrance Certificates are enclosed to this report as **Annexure B-39**.

Mutation:

31. The Pahanies for the year 1970-71, 190-91, 1992-93, 1994-95, 1998-99, 2005-06, 2009-10, 2012-13, 2014-15 reflects the name of the Yarlagadda Ragavaiah, Sri Yarlagadda Satyanarayana Rao and his son Yarlagadda Venkateshwar Rao.

Conversion:

32. Though the Vendors obtained permission from Grampanchayat for Layout of plots the subject property still continues to be agricultural land since there is no order of conversion. In view of the mandatory requirements of sections 4, 5, & 6 of the Telangana lands, an agricultural land cannot be appropriated for non-agricultural purposes unless an order for conversation is obtained from the competent authority.

While under land Revenue act any usage for non-agricultural purposes without conversion would have entailed serious consequences, including directions to remove any constructions made under the conversation act (Which now applies) the converter is liable for penalty of 5% of market value in addition to the conversion fee of 10% of the market value of the land.

For MARVEL PROJECTS

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Not assigned land:

33. The Revenue documents show that the subject property is a private patta land. Our inspection of the assigned lands register maintained by the office of the Tahsildar revealed that the lands are not assigned lands and are not covered by the provisions of the Telangana assigned lands (Prohibition of transfer) Act, 1977.

Not surplus lands under ceiling laws at the time of acquisition:

34. The government land register maintained by the Tahsildar office discloses that the said lands have not been declared as surplus land under the agricultural ceiling Act. Thus these lands were not surplus lands in the hands of the land owners from whom the property was acquired. The certificate issued by the Tahsildar, Nizamabad vide No. shows that the subject property is not government lands and ceiling surplus lands. Copy of the said certificate is enclosed to this report as **Annexure A-42**.

ULC not applicable:

35. The lands are not within any urban area. Therefore the provisions of Urban land (Ceiling and regulation) Act. 1976 are not applicable.

No acquisition proposal:

36. We have been informed by the office of Tahsildar, Nizamabad Mandal, Nizamabad district that the subject property is not subject to any acquisition proceedings and that there are no proposals for acquiring the same.

Conclusion:

In the light of the above discussion and subject to obtainment of NALA for the schedule property from Revenue Divisional Officer and concerned Tahsildar, building permissions Layout permissions from DTCP from Hyderabad and Grampanchayat concerned over the below mentioned schedule properties:

Then only the above respective owners as got marketable right and title and is competent to alienate the same in favour of the prospective purchasers in future.

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List of documents scrutinized:

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S.No.	Doc. No. & Date	Description of the Document.	Parties to the Documents	Remarks
1.	Doc.No.2546/11, Date: 27-06-2011	Registered Sale Deed. The open plot Nos. (51, 52, 53, 54, 55, 66, 67, 69, 70, 113 and part of open plot No. 114), admeasuring total area = 2719.94 Sq. yards. or 2274.14 Sq. mtrs. as per G.P.L.P. No. 1/1994-95, Lies in Survey No. 1180 of Bardipur Village Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad.	M/s. V.L.S. Cold Storage Pvt. Ltd. (Vendor) M/s Kasha Goud And Sons. (Purchaser)	Primary document
2.	Doc.No.2862/11, Date:07-07-2011 1) Link Doc.No.5543/10 Date:18-12-2010 2) Link Doc.No.11499/06 Date:25-09-2006	Registered Sale Deed. The open plot No. (68)As per G.P.L.P. No. 1/94-95, Lies in Survey No. 1180, Situated at Meher Sai Colony, Bardipur Village Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad, admeasuring= 266.66 Sq. yards., or 222.96 Sq. mtrs., within the Grampanchayat Limits of Bardipoor Village.	M/s. V.L.S. Cold Storage Pvt. Ltd. (Vendor) M/s. Kasha Goud And Sons. (Purchaser)	Primary document
3.	1)Doc.No.8856/18 Date:01-10-2018 (Plot No.114 only) 1)Link Doc.No.2547/11 Date:27-06-2011 1)LinkDoc.No.5469/10, Date:13-12-2010 (51, 70, 113, 114) 2) Link Doc.No.2592/10 Date:30-04-2010 (Plot Nos. 70 & 114) 3) Link Doc.No.5455/10 Date:10-12-2010 4) Link Doc.No.7032/05 Date:08-06-2005 5) Link Doc.No.5200/99 Date:05-10-1999 6)Link Doc.No.2593/10 Date:30-04-2010 (Plot Nos. 51& 113) 7) Link Doc.No.7031/05 Date:08-06-2005 8) Link Doc.No.1139/99 Date:09-03-1999	Registered Sale Deed. The part of open plot No. (114). As per G.P.L.P. No. 1/94-95, Lies in Survey No. 1180 of Meher Sai Colony, Bardipoor Village, Situated at Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad, admeasuring : (140.00 Sq. yards.), or (117.50) Sq. mtrs., out of (300.00) Sq. yards. within the Grampanchayat Limits of Bardipoor Village.	1) Smt. Bathini Raj Lakshmi. 2) Sri Amula Satyanarayana Goud 3) Sri Amula Srinivas Goud 4) Sri Amula Ramesh Goud (Vendors) M/s. Kasha Goud And Sons. (Purchaser)	Primary document
4.	Doc No.5339/10 Date:30-11-2010 1) Link Doc.No.6099/97 Date:22-12-1997 (Plot Nos.52&53) 2) Link Doc.No.6100/97 Date:22-12-1997 (Plot Nos.54&55)	Registered Sale Deed. The open plot Nos. (52, 53, 54 and 55), admeasuring total area = 1066.64 Sq. yards. or 891.84 Sq. mtrs. as per G.P.L.P. No. 1/94-95, Lies in Survey No. 1180 of Bardipoor Village Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad.	Sri. Palde Surya Prakash (Vendor) M/s. V.L.S. Cold Storage Pvt. Ltd. (Purchaser)	Link document

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5.	Doc. No.5318/10, Date:30-11-2010 1) Link Doc.No.5434/2000 Date:30-08-2000 (Plot No. 66) 2) Link Doc.No.3909/2000 Date:05-07-2000 3) Link Doc.No.3913/2000 Date:05-07-2000 (Plot No. 67) 4) Link Doc.No.5433/2000 Date:30-08-2000.	Registered Sale Deed. The open plot Nos.(66 & 67), as per G.P.L.P. No. 1/94-95, Lies in Survey No. 1180 of Bardipoor Village, admeasuring total area = 533.32 Sq. yards. or 445.92 Sq. mtrs. Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad.	Smt. Anitha Dayama (Vendor) M/s. V.L.S. Cold Storage Pvt. Ltd. (Purchaser)	Link document
6.	Doc. No.5319/10 Date:30-11-2010 1) Link Doc.No.9583/06 Date:04-08-2006 2) Link Doc.No.5436/2000 Date:30-08-2000	Registered Sale Deed The open plot No. (69) , as per G.P.L.P. No. 1/94-95, Lies in Survey No. 1180 of Bardipoor Village, admeasuring = 266.66 Sq. yards. or 222.96 Sq. mtrs. Situated at Meher Sai Colony, Bardipur Shivar (Opp: Sai Baba Temple, Madhavanagar), Mandal: Dichpally, Dist: Nizamabad.	Smt. G. Padma (Vendor) M/s. V.L.S. Cold Storage Pvt. Ltd. (Purchaser)	Link document
7.	Pahanies	Certified copy of pahanies of Pahanies for the years 1970-71, 190-91, 1992-93, 1994-95, 1998-99, 2005-06, 2009-10, 2012-13, 2014-15.	1) Yarlagadda Raghavaiah 2) Yarlagadda Venkateshwar Rao	
8.	Lay out permission copy	Xerox copy of Lay outs permission approved from Bardipur Grampanchayat Lay out G.P.L.P. No. 1/94-95 vide file no.8/96 Dated:23-10-96. [Obtained by Sri Yarlagadda Venkateshwar Rao].		
9.	E.C.	Encumbrance certificate Doc. Nos. 1) Doc. No.34557488; Dtd:04-10-2018 and Doc. No. 34559033; Dtd:04-10-2018. 2) Doc. No.34557410; Dtd: 04-10-2018, Doc. No.34559650; Dtd:04-10-2018, Doc. No.34559320; Dtd:04-10-2018 and Doc. No. 34558868; Dtd:04-10-2018.		
10.	Search Report	1) SS No.285/2018, (Doc.No.2546/2011), Dated:04-10-2018. 2) SS No.284/2018, (Doc.No.2862/2011), Dated:04-10-2018. 3) SS No.283/2018, (Doc.No.2547/2011), Dated:04-10-2018.		

For MARVEL PROJECTS

Sarwar
Proprietor