

LEGAL OPINION AND TITLE, DILIGENCE REPORT
For SARK PROJECTS (INDIA) PRIVATE LIMITED
[13 July 2017]



- 1.7. Our review addresses only the issues which we, in our absolute discretion, have considered significant, from a legal perspective. We do not accept responsibility for assessing the commercial or technical implications of the Documents reviewed by us or matters referred to therein.
- 1.8. This Report is restricted to issues of a legal nature which have come out of the Documents and other information reviewed by us. It does not purport to and is not intended to cover issues which are of an accounting, tax, technical or non-legal nature nor does it purport or intend to cover issues on agreements not made available to us, including matters relating to or governing the inter-relationship between disclosed and undisclosed agreements.
- 1.9. This Report is intended solely for the use of the Company. We specifically disclaim any responsibility or liability to any person other than the Company as regards this Report and the contents thereof, irrespective of whether this Report is made available to such person with our consent. We further disclaim any responsibility or liability as regards any matters outside the scope of our review described in Section 2 above.

V. STRUCTURE OF THE REPORT

This Report is divided into different heads detailing our findings in respect of the Land. Section VI sets out the description of the Land, pertaining to which we have carried out our diligence. Section VII of the Report sets out the flow of title to the Land; Section VIII deals with the encumbrances on the Land; and Section IX deals with our observations and recommendations. In addition to Section IX, wherever considered necessary in the Report, we have made our observations.

VI. DESCRIPTION OF LAND

The Company has provided us with a description of the Land, comprising of 29 land parcels, totally admeasuring an extent of Acres 23-28.75 Guntas, situated in Survey Numbers 259, 261, 262, 263, 264 and 265, Bhanur Village, Patancheru Mandal, Medak District, Telangana, as follows:

Survey No.	Land Parcel No.	Sub-Survey Number	Area (Acres-Guntas)	Name of Owner / Vendor
259	1	259/A2	0-22	A. K. Projects
		259/A2	0-22	A. K. Projects
261	2	261	1-00	Sark Projects India Private Limited
	3	261/E	0-20	Maddegalla Sattaiah, son of Agaiah
	4	261/A	0-19	Maddegalla Sattaiah, son of Agaiah
262	5	262/RU	0-28	Lahari Impex Private Limited, represented by G.Venkata Lakshmi, wife of G.Hari Babu
	6	262/Uu	0-14	Lahari Impex Private Limited, represented by G.Venkata Lakshmi, wife of G.Hari Babu
	7	262/U	0-28	Barla Malla Reddy, son of Shyam Reddy



	8	262/A	0-22	Barla Raji Reddy, son of Govinda Reddy
	9	262/E	0-21	Barla Raji Reddy, son of Govinda Reddy
	10	262/A	0-22	Barla Manik Reddy, son of Govinda Reddy
	11	262/EE	0-21	Barla Manik Reddy, son of Govinda Reddy
	12	262	0-14	Barla Laxma Reddy, son of Shyam Reddy
263	13	263/E	2-35	Abhudaya Broadcasting Limited, represented by M. Sai Babu, son of Achaiah
	14	263/Ac	0-26	Lahari Impex Private Limited, represented by G. Venkata Lakshmi, wife of Mr. G. Hari Babu
	15	263/RU3	0-26	Barla Malla Reddy, son of Shyam Reddy
	16	263/U2	0-07	A. Pandu Goud, son of Penta Goud
	17	263/Uu2	0-13	Voruganti Veeranna, son of V. Manohar
	18	263/Uu1	0-17.5	Gubba Satyanarayana, son of Eswaraiah
	19	263	0-26	Barla Laxma Reddy, son of Barla Shyam Reddy
264	20	264/E	2-00	Abhudaya Broadcasting Limited, represented by M. Sai Babu, son of Achaiah
	21	264/A	1-15	Reddipalli Damodar Reddy, son of Venkatarami Reddy
	22	264/AA	1-15	Reddipalli Srinivasa Reddy, son of Venkatarami Reddy
265	23	265/EE	0-31	Abhudaya Broadcasting Limited, represented by M. Sai Babu, son of Mr. Achaiah
	24	265/E	1-23.5	Abhudaya Broadcasting Limited, represented by M. Sai Babu, son of Achaiah
	25	265/A2	0-15	Lahari Impex Private Limited, represented by Mrs. G. Venkata Lakshmi, wife of Mr. G. Hari Babu
	26	265/A3	0-15	Lahari Impex Private Limited, represented by Mrs. G. Venkata Lakshmi, wife of Mr. G. Hari Babu
	27	265/A4	0-14	Lahari Impex Private Limited, represented by Mrs. G. Venkata Lakshmi, wife of Mr. G. Hari Babu
	28	265/AA	1-09.5	A. K. Projects
	29	265/RU	1-07.25	Mente Manik Reddy, son of Narayana Reddy
	Total	Acres 23-28.75 Guntas		

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VII. FLOW OF TITLE TO THE LAND

The title to the Land comprising of 29 land parcels has been traced through (i) the Pahanis for the relevant survey numbers and sub-survey numbers¹ provided to us for our review², (ii) mutation proceedings and (iii) documents evidencing the transfer of title. We have set out below the flow of title to each land parcel based on our review of the above documents.

1. LAND PARCELS IN SURVEY NUMBER 259

1.1 The relevant land parcels in Survey Number 259 are (i) land admeasuring Acres 0-22 Guntas in Survey No. 259/AA1 and (ii) land admeasuring Acres 0-22 Guntas in Survey No. 259/AA2 (together, **Land Parcel 1**).

1.1.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the Khasra Pahaní, Asana Kishnayya is recorded as the kathedar (cultivator) and possessor of land admeasuring Acres 12-05 Guntas in Survey No. 259;
- (ii) In the Pahanis until the year 1979-80 Asana Kishnayya is recorded as the pattadar and possessor of land admeasuring Acres 12-05 Guntas in Survey No. 259;
- (iii) In the Pahaní for the year 1980-81 Asana Kishnayya is recorded as the pattadar and three others, i.e. Asana Malla Reddy, Asanna Narayana Reddy and Asanna Balu Reddy as the possessors;
- (iv) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year 1980-81, upon the demise of Asanna Kishta Reddy, mutation of records was granted in favour of his legal heirs, i.e. (a) Malla Reddy for an extent of Acres 4-02 Guntas, (b) Narayana Reddy for an extent of Acres 4-02 Guntas, and (c) Balu Reddy for an extent of Acres 4-01 Guntas, in respect of the total extent of Acres 12-05 Guntas in Survey No. 259.
- (v) In the Pahaní for the year 1981-82 Asannagari Narayana Reddy is recorded as the pattadar and possessor of Acres 4-02 Guntas in Survey No. 259/2.
- (vi) In the Pahaní for the year 1985-86, Asanna Narayana Reddy is recorded as the pattadar and possessor for an extent of Acres 2-29½ Guntas in Survey No. 259/2.
- (vii) In the Pahanis for the years 1986-87, 1987-88, and 1989-90, Asanna Narayana Reddy is recorded as the pattadar and possessor for an extent of Acres 2-03¼ Guntas in Survey No. 259/2.

¹ Please note that in case a sub-division of a Survey Number has been allotted as per the Telugu alphabet in the revenue records, we have transliterated the sub-survey numbers from Telugu to English for the purposes of this Report.

² We have been provided with copies of Pahanis from the Khasra Pahanis (i.e. 1954-55) until the year 2015-16 for the relevant survey numbers. However, Pahanis for the years 1977-78, 1978-79, 1982-83, 1983-84, 1984-85 and 1988-89 have not been provided and our requisition in this regard is pending. Further, certain entries in the copies of the Khasra Pahaní, Seshala Pahaní, and the Pahanis for the years 1960-61 and 1981-82 provided to us for review are illegible, and our requisition for clearer copies is pending. We understand from the Company Representatives that copies / clearer copies of the above documents are not available / could not be traced out at the office(s) of the revenue department.

- (viii) In the Pahanis for the years 1990-91 and 1991-92, Asanna Narayana Reddy is recorded as the pattadar and possessor for an extent of Acres 2-03½ Guntas in Survey No. 259/2.
- (ix) In the Pahanis for the years 1992-93 and 1993-94, Asanna Narayana Reddy is recorded as the pattadar and possessor for an extent of Acres 2-04 Guntas³ in Survey No. 259/AA.⁴
- (x) In the Pahanis for the years 1995-96, Asanna Narayana Reddy, son of Krishna Reddy, is recorded as the pattadar and possessor for an extent of Acres 2-04 Guntas in Survey No. 259/AA.
- (xi) In the Pahanis for the years 1996-97, 1997-98, 1998-99, 1999-2000 and 2000-01, Asanna Narayana Reddy, son of Krishna Reddy, is recorded as the pattadar and possessor for an extent of Acres 2-04 Guntas in Survey No. 259/AA.
- (xii) In the Pahanis for the year 2001-02, Asanna Narayana Reddy, son of Krishna Reddy, is recorded as the pattadars and possessors for an extent of Acres 1-04 Guntas in Survey No. 259/AA.
- (xiii) In the Pahanis for the years 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-09 and 2009-10, (a) Mokila Anandam, son of Vithalaiah, is recorded as pattadar and possessor for an extent of Acres 0-22 Guntas in Survey No. 259/AA1 (replacing the name of A. Narayana Reddy in the year 2002-03); and (b) Mokila Lakshmi, wife of Anandam, is recorded as pattadar and possessor for an extent of Acres 0-22 Guntas in Survey No. 259/AA2⁵.
- (xiv) In the Pahanis for the years 2010-11 and 2011-12 (a) C. Swapna, replacing Mokila Anandam, son of Vithalaiah, is recorded as pattadar for an extent of Acres 0-22 Guntas in Survey No. 259/AA1; and (b) C. Swapna, replacing Mokila Lakshmi, wife of Anandam, is recorded as pattadar for an extent of Acres 0-22 Guntas in Survey No. 259/AA2;
- (xv) In the Pahanis for the years 2013-2014 and 2014-15, (a) C. Swapna is recorded as pattadar and possessor for an extent of Acres 0-22 Guntas in Survey No. 259/AA1; and (b) C. Swapna is recorded as pattadar and possessor for an extent of Acres 0-22 Guntas in Survey No. 259/AA2.

1.1.2 Sale Deed dated 6 February 2003 bearing document No. 1157 of 2003

By way of Sale Deed dated 6 February 2003 bearing document No. 1157 of 2003, Ashannagari Narayana Reddy, son of Kista Reddy, sold land admeasuring Acres 1-04 Guntas

³ Until the year 1992, the Pahanis record the extent of land owned by Asanna Narayana Reddy as Acres 2-03½ Guntas. The Pahanis for the subsequent years record his extent of land as Acres 2-04 Guntas. It is unclear how the extent of land increased in the subsequent years; however, the discrepancy is only an extent of 0-0½ Guntas and therefore is minor.

⁴ Survey No. 259/2 appears to have been renumbered as Survey No. 259/AA.

⁵ Survey No. 259/AA appears to have been sub-divided and renumbered as Survey No. 259/AA1 and 259/AA2.

in Survey No. 259/AA (i.e. Land Parcel 1) to Mokila Anandamu and Mokila Lakshmi, wife of Mokila Anandamu.

1.1.3 Title Deed and Passbook of Mokila Anandam and Mokila Lakshmi

We note from the title deed and passbook issued in the name of Mokila Anandam that he has been recorded as owner of land admeasuring Acres 0-22 Guntas in Survey No. 259/AA1. We note from the title deed and passbook issued in the name of Mokila Lakshmi that she has been recorded as owner of land admeasuring Acres 0-22 Guntas in Survey No. 259/AA2.

1.1.4 Sale Deed dated 27 July 2006 bearing document No.17582 of 2006

By way of sale deed dated 27 July 2006 registered as Document No. 17582 of 2006, Mokila Anandamu and Mokila Lakshmi sold an extent of Acres 1-04 Guntas in Survey Nos. 259/AA and 259/AA2 situated in Bhanoor Village, Patancheru Mandal, Under G.P. Bhanoor, Medak District (i.e. Land Parcel 1) to C. Swapna.

1.1.5 Mutation proceedings bearing No. B/6874/2008 dated 30 December 2008

By way of mutation proceedings bearing no. B/6874/2008 dated 30 December 2008, records pertaining to land admeasuring Acres 1-04 Guntas in Survey No. 259/AA and 259/AA2 were mutated in favour of C. Swapna.

1.1.6 Sale Deed dated 20 April 2017 bearing document No.9729 of 2017

By way of Sale Deed dated 20 April 2017 bearing document number 9729 of 2017, C. Swapna sold land admeasuring Acres 1-04 Guntas, comprising of Acres 0-22 Guntas in Survey No. 259/AA and Acres 0-22 Guntas in Survey No. 259/AA/2, to M/s A. K. Projects, a partnership firm having its office situated at 11-1-183, Seethaphalmandi, Secunderabad – 500061, represented by its Partner Mr. V. Madhusudhan Rao, S/o Late V. Racharayudu.

Observations and Recommendations

Further to the sale of Land Parcel 1 from C. Swapna to A. K. Projects by way of the abovementioned Sale Deed dated 20 April 2017, we understand from the Company Representatives that updating of Pahanis and mutation of revenue records to reflect the name of A. K. Projects as the owner has not yet been carried out. It is recommended that the same is undertaken at the earliest.

Conclusion

Subject to our observation and recommendations above, A. K. Projects has clear and marketable title to Land Parcel 1.

2. LAND PARCELS IN SURVEY NUMBER 261

- 2.1 The relevant land parcels in Survey No.261 are lands admeasuring (i) Acre 1-00 Guntas in Survey No.261 (Land Parcel 2), (ii) Acres 0-20 in Survey No.261/E (Land Parcel 3), and (iii) Acres 0-19 Guntas in Survey No.261/AA (Land Parcel 4).

2.2 Land Parcel 2 – Land admeasuring Acres 1-00 Guntas in Survey No. 261 (now 261/A1)

2.2.1 We note from the copies of the revenue records provided to us, as follows:

- (i) The **Setwar Register** for Survey No. 261 describes the land as government land and records the name of one Barla Lachanna as the owner an extent of Acres 3-35 Guntas. The **Classer Register** records the name of Barla Lachanna as the Khatadar of the extent of Acres 3-35 Guntas.
- (ii) In the Pahani for the years **1962-63, 1965-66, 1971-72, 1972-73, 1973-74, 1974-75, 1975-76, 1976-77, 1979-1980, 1980-81**, Barla Narayana, son of Barla Lachi Reddy and Adavamma, wife of Barla Bhujanga Reddy, are recorded as pattadars for the extent of Acres 3-35 Guntas in Survey No. 261. In the Pahani for the year **1973-74**, Venkat Reddy is recorded as possessor for the extent of Acres 3-35 Guntas in Survey No. 261.
- (iii) As per the IB ROR for the year **1979-1980**, the following are recorded as pattadars: (a) Barla Narayana for the extent of Acres 1-37½ Guntas in Survey Nos. 261/1 and (b) Barla Adavamma for the extent of Acres 1-37½ Guntas in Survey No. 261/2.
- (iv) In the Pahanis for the year **1981-82, 1985-1986, 1986-1987, and 1987-88** the following are recorded as pattadars: (a) Barla Narayana for the extent of Acres 1-37½ Guntas in Survey Nos. 261/1 and (b) Barla Adavamma for the extent of Acres 1-37½ Guntas in Survey No. 261/2.⁶
- (v) In the Pahanis for the year **1989-1990, 1990-1991, and 1991-92** the following are recorded as pattadars: (a) Barla Narayana Reddy for the extent of Acres 1-37½ Guntas in Survey No. 261/1, and (b) Barla Adavamma for the extent of Acres 1-37½ Guntas in Survey No. 261/2.
- (vi) In the IB ROR for the year **1989-90**, the following are recorded as the pattadars and possessors: (a) Barla Narayana Reddy S/o Lachhi Reddy for the extent of Acres 1-37½ Guntas in Survey No. 261/A, (b) Barla Adavamma W/o Bhujanga Reddy for the extent of Acres 1-11½ Guntas in Survey No. 261/AA, and (c) Barla Mohan Reddy S/o Lakshma Reddy for the extent of Acres 0-26 Guntas in Survey No. 261/E.
- (vii) In the Pahanis for the years, **1992-1993, 1993-94, 1994-95, 1995-1996, 1996-97, 1997-98, 1998-99, 1999-2000, 2000-2001, 2001-02, 2002-03 and 2003-04**, Barla Narayana Reddy S/o Lachhi Reddy is recorded as the pattadar for the extent of Acres 1-37½ Guntas in Survey No. 261/A.
- (viii) In the Pahanis for the years **2004-2005, 2005-2006, 2006-2007, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-2013 and 2013-14**, the extent of land in Barla Narayana Reddy's (S/o Lachhi Reddy) name was changed from Acres 1-37½ Guntas to Acres 1-00 Guntas in Survey No. 261/A1⁷ and the name of Puppalagudam Jagamma, wife of Shankarayya, was included for an extent of Acres 0-37½ Guntas in Survey No. 261/A2.

⁶ Survey No. 261 appears to have been sub-divided and renumbered as Survey Nos. 261/1 and 261/2.

⁷ Survey No. 261/A appears to have been sub-divided and renumbered as Survey No. 261/A1 and 261/A2.

- (ix) In the Pahani for the year **2014-2015**, Barla Narayana Reddy S/o Lachhi Reddy was replaced by Barla Chandrasekhar Reddy as the owner for the extent of Acres 1-00 Guntas in Survey No. 261/A1.
- (x) In the Pahani for the year **2015-2016**, Barla Chandrasekhar Reddy S/o Narayan Reddy is recorded as pattadar for an extent of Acre 1-00 Guntas in Survey No. 261/A1.

2.2.2 Proceedings bearing no. B/2956/2014 dated 10 April 2015

The mutation proceedings bearing no. B/2956/2014 dated 10 April 2015 issued by the office of the Tahsildar record that upon the death of Barla Narayana Reddy, at the request of his son Barla Chandrasekhar Reddy, records have been mutated to reflect Barla Chandrasekhar Reddy as the owner for lands including the extent of Acres 1-00 Guntas in Survey No. 261/A.

2.2.3 Pattadar Passbook and Title Deed of Barla Chandrasekhar Reddy

Pursuant to the abovementioned mutation proceedings dated 10 April 2015 issued in favour of Barla Chandrasekhar Reddy, pattadar passbook and title deed have been issued in the name of Barla Chandrasekhar Reddy recording his ownership for extents of land including Acre 1-00 Guntas in Survey No. 261/A.

2.2.4 Sale deed dated 24 October 2016 registered as Document No. 25276 of 2016

By way of sale deed dated 24 October 2016 registered as document No. 25267 of 2016 registered before the office of the Joint Sub-Registrar, Sanga Reddy, (a) Barla Chandrasekhar Reddy, son of Barla Narayana Reddy; and his two sisters, namely, (b) Akkaragari Vanaja, wife of Akkaragari Chandrasekhar Reddy; and (c) Pulla Sumalatha, wife of Pulla Govardhan Reddy, attayed as vendors, sold land admeasuring Acres 1-00 Guntas in Survey No. 261/A (i.e. Land Parcel 2) to Lahari Infrastructure Limited.

2.2.5 Mutation proceedings bearing no. B/1238/2017 dated 18 April 2017

By way of proceedings bearing no. B/1238/2017 dated 18 April 2017, pursuant to an application made further to the sale deed dated 24 October 2016 bearing no. 25276 of 2016 executed in favour of Lahari Infrastructure Limited, it was ordered that the revenue records be mutated to reflect the name of Lahari Infrastructure Limited, represented by its Director, G. Hari Babu, as the pattadar of the extent of Acres 1-00 Guntas in Survey No. 261/A1.

2.2.6 Form 1B-ROR dated 18 April 2017

The Form 1B-ROR dated 18 April 2017 records that Lahari Infrastructure Limited is the owner of an extent of Acres 1-00 Guntas in Survey No. 261/A1.

2.2.7 Sale Deed dated 20 April 2017 registered as document No. 9730 of 2017

By way of Sale Deed dated 20 April 2017 registered as document No. 9730 of 2017, Lahari Infrastructure Limited sold land admeasuring Acres 1-00 Guntas in Survey No. 261/A (i.e. Land Parcel 2) to Sark Projects India Private Limited.

Observations and Recommendations

Further to the sale of Land Parcel 2 from Lahari Infrastructure Limited to Sark Projects India Private Limited by way of the abovementioned Sale Deed dated 20 April 2017, we understand from the Company Representatives that updating of Pahanis and mutation of revenue records to reflect the name of Sark Projects India Private Limited as the owner has not yet been carried out. It is recommended that the same is undertaken at the earliest.

Conclusion:

Subject to our observations above, Sark Projects India Private Limited has clear and marketable title to Land Parcel 2.

2.3 Land Parcels 3 and 4 – Land admeasuring Acres 0-20 Guntas in Survey No. 261/E and Acres 0-19 Guntas in Survey No. 261/A

2.3.1 We note from the copies of the revenue records provided to us, as follows:

- (i) The Setwar Register for Survey No. 261 describes the land as sarkari land and records the name of one **Barla Lachanna** as the owner an extent of Acres 3-35 Guntas. The **Classer Register** records the name of **Barla Lachanna** as the Khatadar of the extent of Acres 3-35 Guntas.
- (ii) In the Pahani for the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-74, 1974-75, 1975-76, 1976-77, 1979-80, 1980-81, Barla Narayana, son of Barla Lachi Reddy and Adavamma, wife of Barla Bhujanga Reddy are recorded as pattadars for the extent of Acres 3-35 Guntas in Survey No. 261. In the Pahani for the year 1973-74, Venkat Reddy is recorded as possessor for the extent of Acres 3- 35 Guntas in Survey No. 261.
- (iii) As per the IB ROR for the year 1979-1980, the following are recorded as pattadars: (a) Barla Narayana for the extent of Acres 1-37½ Guntas in Survey Nos. 261/1 and (b) Barla Adavamma for the extent of Acres 1-37½ Guntas in Survey No. 261/2.
- (iv) In the Pahani for the years 1981-82, 1985-1986, 1986-1987, 1987-88, 1989-1990, 1990-1991, 1991-92, the following are recorded as pattadars: (a) Barla Narayana for the extent of Acres 1-37½ Guntas and (b) Barla Adavamma for the extent of Acres 1- 37½ Guntas, in Survey Nos. 261/1 and 261/2.⁸
- (v) In the IB ROR for the year 1989-90, the following are recorded as the pattadars and possessors: (a) Barla Narayana Reddy S/o Lachhi Reddy for the extent of Acres 1- 37½ Guntas in Survey No. 261/A, (b) Barla Adavamma W/o Bhujanga Reddy for the extent of Acres 1-11½ Guntas in Survey No. 261/AA, and (c) Barla Mohan Reddy S/o Lakshma Reddy for the extent of Acres 0-26 Guntas in Survey No. 261/E.
- (vi) In the Pahani for the years 1989-1990, 1992-1993, 1993-94, 1994-95, 1995-1996, 1996-97, 1997-98, 1998-99, 1999-2000, and 2000-2001 the following are recorded as pattadars: (a) Barla Adavamma w/o Bhujanga Reddy for the extent of Acres 1-11½

⁸ Survey No. 261 appears to have been sub-divided and renumbered as Survey No. 261/1 and 261/2.

Guntas in Survey No. 261/AA and (b) Barla Mohan Reddy S/o Lakshma Reddy for the extent of Acres 0-26 Guntas in Survey No. 261/E.⁹

- (vii) In the Pahani for the year **2001-2002**, the following are recorded as pattadars: (a) Barla Adavamma W/o Bhujanga Reddy's extent of Acres 1-11½ Guntas was replaced by Acres 0-32½ Guntas in Survey No. 261/AA and the name of Madigalla Sathayya S/o Aagaya was included for the extent of Acres 0-19 Guntas in Survey No. 261/E; (b) Barla Mohan Reddy S/o Lakshma Reddy's extent of Acres 0-26 Guntas was replaced by Acres 0-06 Guntas in Survey No. 261/E and the name of Madigalla Sathayya, son of Aagaya was included for an extent of Acres 0-20 Guntas in Survey No. 261/E1.¹⁰
- (viii) In the Pahani for the year **2002-2003**, the following are recorded as pattadars, (a) Madigalla Sathayya S/o Aagaya for the extent of Acres 0-19 Guntas in Survey No. 261/AA2; (b) Barla Mohan Reddy S/o Lakshma Reddy for the extent of Acres 0-06 Guntas in Survey No. 261/E1; and (c) Madigalla Sathayya S/o Aagaya for the extent of Acres 0-20 in Survey No. 261/E2.
- (ix) In the Pahani for the year **2003-2004**, the following are recorded as pattadars, (a) Madigalla Sathayya S/o Aagaya for the extent of Acres 0-19 Guntas in Survey No. 261/AA3, (b) Barla Mohan Reddy S/o Lakshma Reddy for the extent of Acres 0-06 Guntas in Survey No. 261/E1 and (c) Madigalla Sathayya S/o Aagaya for the extent of Acres 0-20 Guntas in Survey No. 261/E2.
- (x) In the Pahani for the year **2004-2005**, the following are recorded as pattadars, (a) Madigalla Sathayya S/o Aagaya for the extent of Acres 0-39 Guntas in Survey No. 261/AA3; and (b) Barla Mohan Reddy S/o Lakshma Reddy for the extent of Acres 0-06 Guntas in Survey No. 261/E1.
- (xi) In the Pahani for the years **2005-2006, 2006-2007, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-2013**, the following are recorded as pattadars: (a) Madigalla Sathayya S/o Aagaya for the extent of Acres 0-39 Guntas in Survey No. 261/AA3, and (b) Barla Mohan Reddy S/o Lakshma Reddy for the extent of Acres 0-06 Guntas in Survey No. 261/E1.
- (xii) In the Pahani for the year **2013-2014**, the following are recorded as pattadars, (a) Madigalla Sathayya S/o Aagaya for the extent of Acres 0-39 Guntas in Survey No. 261/AA3, (b) Barla Mohan Reddy S/o Lakshma Reddy for the extent of Acres 0-06 Guntas in Survey No. 261/E1.
- (xiii) In the Pahani for the year **2014-2015**, the following are recorded as pattadars, (a) Barla Mohan Reddy S/o Lakshma Reddy is replaced by Madigalla Sathayya S/o Aagaya for the extent of Acres 0-39 Guntas in Survey No. 261/AA3, and (b) Raji Reddy S/o Govind Reddy is replaced by Barla Mohan Reddy S/o Lakshma Reddy for the extent of Acres 0-06 Guntas in Survey No. 261/E1.

2.3.2 Gift Settlement Deed dated 7 November 1991 registered as document No. 3335 of 1991

⁹ Survey No. 261 appears to have been sub-divided and renumbered as Survey Nos. 261/A, 261/AA, 261/E etc.

¹⁰ Survey No. 261/E appears to have been sub-divided and renumbered as Survey No. 261/E1.

By way of Gift Settlement Deed dated 7 November 1991 registered as document No. 3335 of 1991, Barla Advamma, wife of Bhujanga Reddy, gifted *inter alia* the land admeasuring Acres 0-26 Guntas in Survey No. 261/2, Bhanur Village, Medak District, to Barla Mohan Reddy, son of Laxma Reddy.

2.3.3 Sale Deed dated 26 July 2001 registered as document No. 5077 of 2001

By way of Sale Deed dated 26 July 2001 registered as document No. 5077 of 2001, Barla Mohan Reddy, S/o Laxma Reddy, and Barla Advamma, wife of Bhujanga Reddy, sold the land admeasuring Acres 0-20 Guntas in Survey No. 261/E and Acres 0-19 Guntas in Survey No. 261/A, totally admeasuring 0-39 Guntas in Bhanur Village, Patancheru Mandal, Medak District, to Madyagalla Sathaiah.

2.3.4 Title Deed of Madyagalla Sathaiah dated 27 August 2002

The title deed issued in the name of Madyagalla Sathaiah (bearing Patta Number 997)¹¹ records that he is the owner of an extent of Acres 0-20 Guntas in Survey No. 261/E and an extent of Acres 0-19 Guntas in Survey No. 261/A, and that he became the owner of the said extents of land by way of purchase.

Conclusion:

Subject to our observations and recommendations above, Madyagalla Sathaiah has clear and marketable title to Land Parcels 3 and 4.

3. LAND PARCELS IN SURVEY NUMBER 262

3.1 The relevant land parcels in Survey Number 262 are:

- (i) Land admeasuring Acres 0-28 Guntas in Survey No. 262/Ru (Owner: Lahari Impex Private Limited) (**Land Parcel 5**),
- (ii) Land admeasuring Acres 0-14 Guntas in Survey No. 262/Uu (Owner: Lahari Impex Private Limited) (**Land Parcel 6**),
- (iii) Land admeasuring Acres 0-28 Guntas in Survey No. 262/U (Owner: Barla Malla Reddy) (**Land Parcel 7**),
- (iv) Land admeasuring Acres 0-22 Guntas in Survey No. 262/A (Owner: Barla Raji Reddy) (**Land Parcel 8**),
- (v) Land admeasuring Acres 0-21 Guntas in Survey No. 262/E (Owner: Barla Raji Reddy) (**Land Parcel 9**),
- (vi) Land admeasuring Acres 0-22 Guntas in Survey No. 262/A (Owner: Barla Manik Reddy) (**Land Parcel 10**),
- (vii) Land admeasuring Acres 0-21 Guntas in Survey No. 262/EE (Owner: Barla Manik Reddy) (**Land Parcel 11**), and
- (viii) Land admeasuring Acres 0-14 Guntas in Survey No. 262 (Owner: Barla Laxma Reddy) (**Land Parcel 12**).

¹¹ Copy of the corresponding pattadar passbook of Madyagalla Sathayya has not been provided to us, and our requisition in this regard is pending.

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3.2 Land Parcel 5 – Land admeasuring Acres 0-28 Guntas in Survey No. 262/Ru (Owner: Lahari Impex Private Limited)

3.2.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the **Original Setwar Register** for Survey Number 262, the land is described as sarkari land and the name of one **Barla Govind Reddy** is recorded as the owner of an extent of Acres 4-10 Guntas. The **Chasser Register** records the name of **Barla Govind Reddy** as the Khatadar of the extent of Acres 04-10 Guntas. The **Wasool Baqi** register also records the name of Barla Govind Reddy for an extent of Acres 4-8 Guntas.
- (ii) In the **Pahanis** for the years **1962-1963** and **1965-66**, Barla Govind Reddy is recorded as the pattadar and possessor of an extent of Acres 4-10 Guntas in Survey No. 262.
- (iii) In the **Pahani** for the year **1972-73**, the name of Barla Venkateswara Reddy etc., is recorded as the pattadar and possessor of Acres 2-03 Guntas in Survey No. 262 and the name of Barla Shyam Reddy is recorded as pattadar and possessor for an extent of Acres 2-05 Guntas in Survey No. 262/1.¹²
- (iv) In the **Pahanis** for the years **1973-74** and **1974-75**, Barla Venkat Reddy etc, is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262 and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/1.
- (v) In the **Pahani** for the year **1975-76**, Barla Venkat Reddy etc., is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/AA¹³.
- (vi) From the **IB ROR** for the year **1979-80**, the following are recorded as the pattadars: Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), Barla Raji Reddy (for an extent of Acres 0-22 Guntas), Barla Jayindu Reddy (for an extent of Acres 0-21 Guntas) and Barla Manik Reddy (for an extent of Acres 0-21 Guntas) were recorded as pattadars and possessors for an extent of Acres 2-06 Guntas in Survey No. 262/A and the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy, sons of Shyam Reddy for the extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (vii) In the **Pahanis** for the years **1976-77**, **1979-80**, **1980-81**, **1981-82**, **1985-86**, **1986-87**, Barla Shyam Reddy is recorded as pattadar for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (viii) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Paisal Patti) for the year **1986-87**, on the demise of Barla Shyam Reddy, mutation of the records was granted in favour of his legal heirs namely (a) Barla Malla Reddy, (b) Barla Lakshma Reddy, (c) Barla Muthi Reddy, and (d) Barla Lakshminamma for the extents of land owned by him including the extent of Acres 2-04 Guntas in Survey No. 262/AA.

¹² It appears that Survey No. 262 was subdivided into Survey No. 262 and 262/1.

¹³ It appears that Survey Nos. 262 and 262/1 were renumbered as Survey Nos. 262/A and 262/AA.

- (ix) In the Pahani for the year 1987-88, the name of Barla Shyam Reddy was replaced by sons of Shyam Reddy namely, (a) Barla Malla Reddy, (b) Barla Lakshma Reddy, and (c) Barla Muthi Reddy, and his wife Barla Lakshamma, each for an extent of Acres 0-21 Guntas in Survey No. 262/AA.
- (x) From the IB ROR for the year 1989-90, we note that Barla Venkat Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/A, Balra Raji Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/AA, Balra Jayindu Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 22/E, Barla Mauik Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 262/EE, Barla Malla Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/u, Barla Lakshma Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/UU and Barla Muthi Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/Ru.
- (xi) In the Pahani for the years 1989-90, 1990-91, and 1991-92, Barla Muthi Reddy is recorded as the pattadar of an extent of Acres 0-21 Guntas in Survey No. 262/AA3.¹⁴
- (xii) In the Pahani for the years 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-2000, 2000-01, 2001-02, 2002-03, Barla Muthi Reddy is recorded as the pattadar for an extent of Acres 0-28 Guntas in Survey No. 262/Ru¹⁵.

3.2.2 Title Deed and Passbook of Barla Muthi Reddy

The title deed and passbook of Barla Muthi Reddy *inter alia* records that the pattadar for an extent of Acres 0-28 Guntas in Survey No. 262/Ru.

3.2.3 Sale Deed dated 28 September 2006 bearing Document No. 22471 of 2006

By way of sale deed dated 28 September 2006 bearing document no. 22471 of 2006 before the Sub-Registrar of Medak, Barla Muthi Reddy, son of Late Shyam Reddy and Shyam Reddy, son of Muthi Reddy sold the extents of (a) Acres 0-28 Guntas in Survey No. 262/Ru; (b) Acres 0-26 Guntas in Survey No. 263/Ae totally admeasuring Acres 1-14 Guntas in Bhanoor Village to Lahari Impex Private Limited, represented by G. Venkata Lakshmi.

Observations and Recommendations

- (a) *While the Setwar and Classer registers record the total extent of land in Survey No.261 as Acres 4-10 Guntas,the Wasool Baqi register records the total extent as Acres 4-8 Guntas.Further, in the pahanis from the years 1962 to 1987, the individual extents of land in the name of Barla Venkatu Reddy and Barla Shyam Reddy have not been consistent.However, since these discrepancies are from over 20 years ago, and no claims have been made in respect of the variations in the extents of land, the risk of title in the hands of the current owner is mitigated.*
- (b) *Pursuant to the mutation proceedings in the year 1986-87,on the demise of Barla Shyam Reddy, the extent of land held by him devolved on his 4 legal heirs, including his wife Barla Lakshamma and the extent of land held by each of such*

¹⁴ It appears that Survey No. 262/AA was subdivided as Survey No. 262/AA1, 262/AA2, 262/AA3 and 262/AA4.

¹⁵ Survey No. 262/AA3 appears to have been renumbered as Survey No. 262/Ru.

legal heirs was Acres 0-21 Guntas. From the year 1992-1993, the extent of land held by his legal heirs was changed to Acres 0-28 Guntas and the land held by Barla Lakshmanamma was not reflected in the pahanis. It appears that the extent of land held by Barla Lakshmanamma (Acres 0-21 Guntas) was divided equally amongst her 3 sons, and therefore the extent of land held by each son was increased by Acres 0-7 Guntas to Acres 0-28 Guntas. We have not been provided with any document evidencing the transfer of title from Barla Lakshmanamma to her sons, and our requisition in this regard is pending. However, since no claims have been made with regard to the above extents of land, and the Pahanis consistently reflect the extent of land in the hands of the three sons as Acres 0-28 Guntas, the risk of title in the hands of the current owner is mitigated.

Note: The above observations set out in (a) and (b) apply to all the land parcels in Survey Number 262.

- (c) *In the Pahanis from the year 2003-04 onwards, the Pahanis do not record any entries pertaining to the extent of land in the name of Barla Muthi Reddy in Survey No. 262/Ru. The Company has provided us with a copy of application dated 10 July 2017 made by Barla Muthi Reddy, Barla Malla Reddy and Barla Laxma Reddy, to the Tahsildar, Patancheru, seeking a rectification of the Pahanis in this regard. It is recommended that the Company procure that the Pahanis are rectified and the name of the current owner is correctly recorded.*

Conclusion

Subject to our observations and recommendations above, Lahari Impex Private Limited has clear and marketable title to Land Parcel 5.

3.3 Land Parcel 6 – Land admeasuring Acres 0-14 Guntas in Survey No. 262/Uu(Owner: Lahari Impex Private Limited)

3.3.1 We note from the copies of the revenue records provided to us, as follows:

- (i) The **Original Setwar Register** for Survey Number 262. In the said Setwar Register, the land was described as sarkari land and it recorded the name of one **Barla Govind Reddy** as the owner an extent of Acres 4-10 Guntas. The **Classer Register** records the name of **Barla Govind Reddy** as the Khatadar of the extent of Acres 04-10 Guntas. The **Wasool Baqi** register records the name of Barla Govind Reddy as a pattadar for an extent of Acres 4-8 Guntas.
- (ii) In the Pahanis for the years 1962-1963 and 1965-66, Barla Govind Reddy is recorded as the pattadar and possessor of an extent of Acres 4-10 Guntas in Survey No. 262.
- (iii) In the Pahanis for the year 1972-73, Barla Venkateswara Reddy, etc., is recorded as the pattadar and possessor of Acres 2-03 Guntas in Survey No. 262 and Barla Shyam Reddy is recorded as pattadar and possessor for an extent of Acres 2-05 Guntas in Survey No. 262/1.¹⁶

¹⁶

It appears that Survey No. 262 was subdivided as Survey No. 262 and 262/1.

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- (iv) In the Pahanis for the years 1973-74 and 1974-75, Barla Venkata Reddy etc, are recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262 and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/1.
- (v) In the Pahanis for the year 1975-76, Barla Venkat Reddy etc., is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/AA¹⁷.
- (vi) From the IB ROR for the year 1979-80, we note that the following are recorded as the pattadars, Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), Balra Raji Reddy (for an extent of Acres 0-22 Guntas), Balra Jayindu Reddy (for an extent of Acres 0-21 Guntas) and Barla Manik Reddy (for an extent of Acres 0-21 Guntas) were recorded as pattadars and possessors for an extent of Acres 2-06 Guntas in Survey No. 262/A and the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy, sons of Shyam Reddy for the extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (vii) In the Pahanis for the years 1976-77, 1979-80, 1980-81, 1981-82, 1985-86, 1986-87, Barla Shyam Reddy is recorded as pattadar for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (viii) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Paisal Patti) for the year 1986-87, upon the demise of Barla Shyam Reddy, mutation of the records has been allowed in favour of his legal heirs, namely, (a) Barla Malla Reddy, (b) Barla Lakshma Reddy, (c) Barla Muthi Reddy, and (d) Barla Lakshmamma for the extents of land owned by him including the extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (ix) In the Pahanis for the year 1987-88, the name of Barla Shyam Reddy was replaced with the names of Barla Malla Reddy, Barla Lakshma Reddy, Barla Muthi Reddy (sons of Shyam Reddy) and Barla Lakshmamma, each for an extent of Acres 0-21 Guntas in Survey No. 262/AA.
- (xiii) From the IB ROR for the year 1989-90, we note the following names are recorded as pattadars; Barla Venkat Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/A, Balra Raji Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/AA, Balra Jayindu Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 22/E, Barla Manik Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 262/EE, Barla Malla Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/u, Barla Lakshma Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/UU and Barla Muthi Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/Ru.
- (xiv) In the Pahanis for the years 1989-90, 1990-91, 1991-92, Barla Lakshma Reddy is recorded as the pattadar of an extent of Acres 0-21 Guntas in Survey No. 262/AA2.¹⁸
- (xv) In the Pahanis for the years 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-

¹⁷ It appears that Survey Nos. 262 and 262/1 were renumbered as Survey Nos. 262/A and 262/AA.

¹⁸ It appears that Survey No. 262/AA was subdivided as Survey No. 262/AA1, 262/AA2, 262/AA3 and 262/AA4.

07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, and 2012-13, Barla Lakshma Reddy is recorded as the pattadar for an extent of Acres 0-28 Guntas in Survey No. 262/Uu.¹⁹

- (x) Pursuant to a sale deed executed by Barla Lakshma Reddy in favour of Lahari Impex Private Limited (detailed below) for an extent of Acres 0-14 Guntas, in the pahanis for the year 2013-14, the extent of land in the name of Barla Lakshma Reddy was reduced from Acres 0-28 Guntas to Acres 0-14 Guntas in Survey No. 262/UU2 and the name of Lahari Impex Private Limited, represented by G. Venkata Lakshmi is recorded as the pattadar and possessor of an extent of Acres 0-14 Guntas in Survey No. 262/Uu.
- (xi) In the Pahanis for the year 2014-2015, Lahari Impex Private Limited, represented by G. Venkata Lakshmi is recorded as the pattadar for an extent of Acres 0-14 Guntas in Survey No. 262/Uu1.²⁰

3.3.2 Pattadar Passbook and Title Deed of Barla Lakshma Reddy

The pattadar passbook of Barla Lakshma Reddy records that he is the owner of an extent of Acres 0-28 Guntas in Survey No. 262/Uu.

3.3.3 Sale Deed dated 7 December 2006 bearing Document No. 30480 of 2006

By way of sale deed dated 7 December 2006 bearing document no. 30480 of 2006 before the Sub-Registrar of Medak, Barla Lakshma Reddy, son of Late Shyam Reddy and Surender Reddy and Subhas Reddy, sons of Lakshma Reddy sold the extent of Acres 0-14 Guntas in Survey No. 262/Uu in Bhanoor Village to **Lahari Impex Private Limited**, represented by G. Venkata Lakshmi.

Conclusion:

Subject to our observations and recommendations above, Lahari Impex Private Limited has clear and marketable title to Land Parcel 6.

3.4 Land Parcel 7 – Land admeasuring Acres 0-28 Guntas in Survey No. 262/U (Owner: Barla Malla Reddy, son of Shyam Reddy)

3.4.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the **Original Setwar Register** for Survey Number 262, the land is described as sarkari land and one Barla Govind Reddy is recorded as the owner an extent of Acres 4-10 Guntas. The **Classer Register** records the name of Barla Govind Reddy as the Khatadar of the extent of Acres 04-10 Guntas. The **Wasool Baqi** register also records the name of Barla Govind Reddy as the owner of an extent of Acres 4-8 Guntas.
- (ii) In the Pahanis for the year 1962-1963 and 1965-66, the name of Barla Govind Reddy is recorded as the pattadar and possessor of an extent of Acres 4-10 Guntas in Survey No. 262.

¹⁹ Survey No. 262/AA2 appears to have been renumbered as Survey No. 262/Uu.

²⁰ Survey No. 262/Uu appears to have been sub-divided as Survey No. 262/Uu1 and Survey No. 262/Uu2.

- (iii) In the Pahanis for the year 1972-73, the name of Barla Venkateswara Reddy is recorded as the pattadar and possessor of Acres 2-03 Guntas in Survey No. 262 and the name of Barla Shyam Reddy is recorded as pattadar and possessor for an extent of Acres 2-05 Guntas in Survey No. 262/1.²¹
- (iv) In the Pahanis for the years 1973-74 and 1974-75, Barla Venkat Reddy etc. is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262 and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/1.
- (v) In the Pahanis for the year 1975-76, Barla Venkat Reddy etc., is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/AA.²²
- (vi) From the IB ROR for the year 1979-80, the following are recorded as the pattadars, Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), Balra Raji Reddy (for an extent of Acres 0-22 Guntas), Balra Jayindu Reddy (for an extent of Acres 0-21 Guntas) and Barla Manik Reddy (for an extent of Acres 0-21 Guntas) were recorded as pattadars and possessors for an extent of Acres 2-06 Guntas in Survey No. 262/A and the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy, sons of Shyam Reddy for the extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (vii) In the Pahanis for the years 1976-77, 1979-80, 1980-81, 1981-82, 1985-86, 1986-87, Barla Shyam Reddy is recorded as the owner for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (viii) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year 1986-87, upon the demise of Barla Shyam Reddy, mutation of the records has been allowed in favour of his legal heirs namely (a) Barla Malla Reddy, (b) Barla Lakshma Reddy, (c) Barla Muthi Reddy, and (d) Barla Lakshamma for the extents of land owned by him including the extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (ix) In the Pahanis for the year 1987-88, the name of Barla Shyam Reddy was replaced with the names of Barla Malla Reddy, Barla Lakshma Reddy, Barla Muthi Reddy (sons of Shyam Reddy) and Barla Lakshamma, each for an extent of Acres 0-21 Guntas in Survey No. 262/AA.
- (xvi) From the IB ROR for the year 1989-90, we note the following entries: Barla Venkat Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/A, Balra Raji Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/AA, Balra Jayindu Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 22/E, Barla Manik Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 262/EE, Barla Malla Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/u, Barla Lakshma Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/UU and Barla Muthi Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/Ru.

²¹ It appears that Survey No. 262 was subdivided as Survey No. 262 and 262/1.

²² It appears that Survey Nos. 262 and 262/1 were renumbered as Survey Nos. 262/A and 262/AA.

- (xvii) In the Pahanis for the years 1989-90, 1990-91, 1991-92, Barla Malla Reddy is recorded as the pattadar of an extent of Acres 0-21 Guntas in Survey No. 262/AA1.²³
- (xviii) In the Pahanis for the years 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14 and 2014-15 Barla Malla Reddy is recorded as the pattadar for an extent of Acres 0-28 Guntas in Survey No. 262/U.²⁴

3.4.2 Pattadar passbook and title deed of Barla Malla Reddy

The pattadar passbook of Barla Malla Reddy records that he is the owner of an extent of Acres 0-28 Guntas in Survey No. 262/U.

Conclusion

Subject to our observations and recommendations above, Barla Malla Reddy has clear and marketable title to Land Parcel 7.

3.5 Land Parcel 8 – Land admeasuring Acres 0-22 Guntas in Survey No. 262/A (Owner: Barla Raji Reddy, son of Govind Reddy)

3.5.1 We note from the copies of the revenue records provided to us, as follows:

- (i) We were provided with copy of the **Original Setwar Register** for Survey Number 262. In the said Setwar Register, the land was described as sarkari land and it recorded the name of one Barla Govind Reddy as the owner an extent of Acres 4-10 Guntas. The **Classer Register** records the name of Barla Govind Reddy as the Khatadar of the extent of Acres 04-10 Guntas. The **Wasool Bai** register also recorded the name of Barla Govind Reddy for an extent of Acres 4-8 Guntas.
- (ii) In the Pahanis for the years 1962-1963 and 1965-66, Barla Govind Reddy is recorded as the pattadar and possessor of an extent of Acres 4-10 Guntas in Survey No. 262.
- (iii) In the Pahanis for the year 1972-73, Barla Venkateswara Reddy etc is recorded as the pattadar and possessor of Acres 2-03 Guntas in Survey No. 262 and Barla Shyam Reddy was recorded as pattadar and possessor for an extent of Acres 2-05 Guntas in Survey No. 262/1.²⁵
- (iv) In the Pahanis for the years 1973-74 and 1974-75, Barla Venkatu Reddy etc, as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262 and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/1.

²³ It appears that Survey No. 262/AA was subdivided as Survey No. 262/AA1, 262/AA2, 262/AA3 and 262/AA4.

²⁴ It appears that Survey No. 262/AA1 was renumbered as Survey No. 262/U.

²⁵ It appears that Survey No. 262 was subdivided as Survey No. 262 and 262/1.

- (v) In the Pahanis for the year 1975-76, Barla Venkat Reddy etc., is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/AA²⁶.
- (vi) In the Pahanis for the year 1976-77, Barla Venkat Reddy etc. is recorded as pattadar and possessor for an extent of Acres 2-03 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (vii) From the IB ROR for the year 1979-80, we note that the following are recorded as the pattadars, Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), Balra Raji Reddy (for an extent of Acres 0-22 Guntas), Balra Jayindu Reddy (for an extent of Acres 0-21 Guntas) and Barla Manik Reddy (for an extent of Acres 0-21 Guntas) were recorded as pattadars and possessors for an extent of Acres 2-06 Guntas in Survey No. 262/A and the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy, sons of Shyam Reddy for the extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (viii) In the Pahanis for the years 1979-80 and 1980-81, Barla Venkat Reddy is recorded as the pattadar and possessor of an extent of Acres 2-06 Guntas in Survey No. 262/A and Barla Shyam Reddy as the pattadar and possessor of an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (ix) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year 1980-81, upon sub-division of land held by Venkat Reddy etc., mutation of records has been allowed in favour of (a) Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), (b) Barla Jayindu Reddy (for an extent of Acres 0-22 Guntas), (c) Barla Raji Reddy (for an extent of Acres 0-21 Guntas) and (d) Barla Manik Reddy (for an extent of Acres 0-21 Guntas).
- (x) In the Pahanis for the years 1981-82, 1985-86, 1986-87, 1987-88, the following names are recorded as the pattadars and Possessors, (a) Barla Venkat Reddy for an extent of Acres 0-22 Guntas in Survey Number 262/A1; (b) Barla Raji Reddy for an extent of Acres 0-22 Guntas in Survey No. 262/A2; (c) Balra Jayindu Reddy for an extent of Acres 0-21 Guntas in Survey No. 262/A3; (d) Barla Manik Reddy for an extent of Acres 0-21 Guntas in Survey No. 262/A4; (e) Barla Shyam Reddy for an extent of Acres 2-04 Guntas in Survey No. 262/AA.²⁷
- (xi) From the IB ROR for the year 1989-90, we note that Barla Venkat Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/A, Balra Raji Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/AA, Balra Jayindu Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 22/E, Barla Manik Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 262/EE, Barla Malla Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/u, Barla Lakshma Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/UU and Barla Muthi Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/Ru.

²⁶ It appears that Survey Nos. 262 and 262/1 were renumbered as Survey Nos. 262/A and 262/AA.

²⁷ Survey No. 262/A appears to have been sub-divided and renumbered as Survey No. 262/A1, 262/A2, 262/A3, 262/A4 and 262/AA.

- (xii) In the pahanis for the years 1989-90, 1990-91, 1991-92, 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-2000, 2000-01, 2001-02, 2002-03, Barla Raji Reddy, son of Govind Reddy is recorded as pattadar for an extent of Acres 0-22 Guntas in Survey No. 262/A2.
- (xiii) In the Pahanis for the year 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, and 2012-13, Barla Raji Reddy is recorded as the pattadar for an extent of Acres 0-22 Guntas in Survey No. 262/AA.²⁸
- (xiv) In the Pahanis for the years 2013-14, the following are recorded as the pattadars and possessors, Barla Raji Reddy for an extent of Acres 0-22 Guntas in Survey No. 262/A.²⁹
- (xv) In the Pahanis for the year 2014-2015, Barla Raji Reddy is recorded as the pattadar for an extent of Acres 0-22 Guntas in Survey No. 262/AA.³⁰

3.5.2 Proceedings bearing No.B/RS/501/2013 of the Tahsildar, Patancheru Mandal, Medak District

By way of the proceedings bearing No.B/RS/501/2013 of the Tahsildar, Patancheru Mandal, Medak District, dated 27 July 2013, the Tahsildar considered the application made by the sons of Govind Reddy, i.e. Barla Raji Reddy, Barla Jaihind Reddy, and Barla Manik Reddy, seeking mutation of records in respect of lands held by them in Bhanur Village on the basis of an oral partition amongst the brothers over 20 years ago, and the Tahsildar allowed the mutation of records *inter alia* to record (i) Barla Raji Reddy as the owner of Acres 1-03 Guntas in Survey Nos.262/A and 262/AA, and (ii) Barla Manik Reddy as the owner of Acres 1-03 Guntas in Survey Nos. 262/E and 262/EE.

3.5.3 PattadarPassbook and Title Deed of Barla Raji Reddy

The pattadar passbook and title deed of Barla Raji Reddy record that he is the owner of an extent of Acres 1-03 Guntas in Survey No. 262.

Observations:

We note from the entries in the Faisal Patti prepared for the year of 1980-81 that the extent of land which fell to the share of Barla Raji Reddy is Acres 0-21 Guntas and not Acres 0-22 Guntas. The pattadar passbook and title deed of Barla Raji Reddy also reflects the extent of land owned as Acres 1-03 Guntas (i.e., aggregate of Acres 0-21 Guntas and Acres 0-22 Guntas). However, the Pahanis from the year 1981-82 record the extent of land in the name of Barla Raji Reddy, son of Govind Reddy, as Acres 0-22 Guntas. Since this discrepancy in the Pahanis does not adversely affect the title to Land Parcel 8 in the hands of the current owner, the same may be ignored.

Conclusion

Subject to our observations and recommendations above, Barla Raji Reddy has clear and marketable title to Land Parcel 8.

²⁸ Survey No. 262/A2 appears to have been renumbered as Survey No. 262/AA.

²⁹ Survey No. 262/AA appears to have been renumbered as Survey No. 262/A.

³⁰ Survey No. 262/A appears to have been again renumbered as Survey No. 262/AA.

3.6 Land Parcel 9 – Land measuring Acres 0-21 Guntas in Survey No. 262/E (Owner: Barla Raji Reddy, son of Govind Reddy)

3.6.1 We note from the copies of the revenue records provided to us, as follows:

- (i) We were provided with copy of the **Original Setwar Register** for Survey Number 262. In the said Setwar Register, the land was described as sarkari land and it recorded the name of one **Barla Govind Reddy** as the owner an extent of Acres 4-10 Guntas. The **Classer Register** records the name of **Barla Govind Reddy** as the Khatadar of the extent of Acres 04-10 Guntas. The **Wasool Baqi** register also recorded the name of Barla Govind Reddy for an extent of Acres 4-8 Guntas.
- (ii) In the Pahanis for the year 1962-1963 and 1965-66, Barla Govind Reddy is recorded as the pattadar and possessor of an extent of Acres 4-10 Guntas in Survey No. 262.
- (iii) In the Pahanis for the year 1972-73, Barla Venkateswara Reddy etc., is recorded as the pattadar and possessor of Acres 2-03 Guntas in Survey No. 262 and the name of Barla Shyam Reddy was recorded as pattadar and possessor for an extent of Acres 2-05 Guntas in Survey No. 262/1.³¹
- (iv) In the Pahanis for the years 1973-74 and 1974-75, Barla Venkat Reddy etc, is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262 and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/1.
- (v) In the Pahanis for the year 1975-76, Barla Venkat Reddy etc., is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/AA.³²
- (vi) In the Pahanis for the year 1976-77, Barla Venkat Reddy etc is recorded as pattadar and possessor for an extent of Acres 2-03 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (vii) From the IB ROR for the year 1979-80, we note that the following are recorded as the pattadars, Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), Barla Raji Reddy (for an extent of Acres 0-22 Guntas), Barla Jayindu Reddy (for an extent of Acres 0-21 Guntas) and Barla Manik Reddy (for an extent of Acres 0-21 Guntas) were recorded as pattadars and possessors for an extent of Acres 2-06 Guntas in Survey No. 262/A and the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy, sons of Shyam Reddy for the extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (viii) In the Pahanis for the year 1979-80 and 1980-81, Barla Venkat Reddy is recorded as the pattadar and possessor of an extent of Acres 2-06 Guntas in Survey No. 262/A and Barla Shyam Reddy as the pattadar and possessor of an extent of Acres 2-04 Guntas in Survey No. 262/AA.

³¹ It appears that Survey No. 262 was subdivided as Survey No. 262 and 262/1.

³² It appears that Survey Nos. 262 and 262/1 were renumbered as Survey Nos. 262/A and 262/AA.

- (ix) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year 1980-81, upon sub-division of land held by Venkat Reddy etc., mutation of records has been allowed in favour of (a) Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), (b) Barla Jayindu Reddy (for an extent of Acres 0-22 Guntas), (c) Barla Raji Reddy (for an extent of Acres 0-21 Guntas) and (d) Barla Manik Reddy (for an extent of Acres 0-21 Guntas).
- (x) In the Pahanis for the years 1981-82, 1985-86, 1986-87, 1987-88, the following names are recorded as the pattadars and possessors, (a) Barla Venkat Reddy for an extent of Acres 0-22 Guntas in Survey Number 262/A1; (b) Barla Raji Reddy for an extent of Acres 0-22 Guntas in Survey No. 262/A2; (c) Barla Jayindu Reddy for an extent of Acres 0-21 Guntas in Survey No. 262/A3; (d) Barla Manik Reddy for an extent of Acres 0-21 Guntas in Survey No. 262/A4; (e) Barla Shyam Reddy for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (xi) From the IB ROR for the year 1989-90, we note that Barla Venkat Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/A, Barla Raji Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/AA, Barla Jayindu Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 22/I, Barla Manik Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 262/EE, Barla Malla Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/u, Barla Lakshma Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/UU and Barla Muthi Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/Ru.
- (xii) In the Pahanis for the years 1989-90, 1990-91, 1991-92, Barla Venkat Reddy is recorded as pattadar for an extent of Acres 0-22 Guntas in Survey No. 262/A1.
- (xiii) In the Pahanis for the years 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13, Barla Venkat Reddy is recorded as the pattadar for an extent of Acres 0-22 Guntas in Survey No. 262/A.
- (xiv) In the Pahanis for the years 2013-14 and 2014-15, Barla Raji Reddy is recorded as the pattadar for an extent of Acres 0-22 Guntas in Survey No. 262/A.

3.6.2 Proceedings bearing No.B/RS/501/2013 of the Tahsildar, Patancheru Mandal, Medak District

By way of the proceedings bearing No.B/RS/501/2013 of the Tahsildar, Patancheru Mandal, Medak District, dated 27 July 2013, the Tahsildar considered the application made by the sons of Govind Reddy, i.e. Barla Raji Reddy, Barla Jaihind Reddy, and Barla Manik Reddy, seeking mutation of records in respect of lands held by them in Bhanur Village on the basis of an oral partition amongst the brothers over 20 years ago, and the Tahsildar allowed the mutation of records *inter alia* to record (i) Barla Raji Reddy as the owner of Acres 1-03 Guntas in Survey Nos. 262/A and 262/AA, and (ii) Barla Manik Reddy as the owner of Acres 1-03 Guntas in Survey Nos. 262/E and 262/EE.

3.6.3 Pattadar Passbook and Title Deed of Barla Raji Reddy

The pattadar passbook and title deed of Barla Raji Reddy records that he is the owner of an extent of Acres 1-03 Guntas in Survey No. 262.

Conclusion

Subject to our observations and recommendations above, Barla Raji Reddy has clear and marketable title to Land Parcel 9.

3.7 Land Parcel 10 – Land admeasuring Acres 0-22 Guntas in Survey No. 262/A (Owner: Barla Manik Reddy, son of Govind Reddy)

3.7.1 We note from the copies of the revenue records provided to us, as follows:

- (i) We were provided with copy of the **Original Setwar Register** for Survey Number 262. In the said Setwar Register, the land was described as sarkari land and it recorded the name of one **Barla Govind Reddy** as the owner an extent of Acres 4-10 Guntas. The **Classer Register** records the name of **Barla Govind Reddy** as the **Khatadar** of the extent of Acres 04-10 Guntas. The **Wasool Baqi** register also recorded the name of Barla Govind Reddy for an extent of Acres 4-8 Guntas.
- (ii) In the **Pahanis** for the year **1962-1963** and **1965-66**, Barla Govind Reddy is recorded as the **pattadar** and **possessor** of an extent of Acres 4-10 Guntas in Survey No. 262.
- (iii) In the **Pahani** for the year **1972-73**, Barla Venkateswara Reddy etc., is recorded as the **pattadar** and **possessor** of Acres 2-03 Guntas in Survey No. 262 and the name of Barla Shyam Reddy was recorded as **pattadar** and **possessor** for an extent of Acres 2-05 Guntas in Survey No. 262/1.³³
- (iv) In the **Pahanis** for the years **1973-74** and **1974-75**, Barla Venkatu Reddy etc, is recorded as the **pattadar** and **possessor** of Acres 2-05 Guntas in Survey No. 262 and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/1.
- (v) In the **Pahani** for the year **1975-76**, Barla Venkatu Reddy etc., is recorded as the **pattadar** and **possessor** of Acres 2-05 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/AA.³⁴
- (vi) In the **Pahani** for the year **1976-77**, Barla Venkatu Reddy etc. is recorded as **pattadar** and **possessor** for an extent of Acres 2-03 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (vii) From the **IB ROR** for the year **1979-80**, we note that the following are recorded as the **pattadars**, Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), Barla Raji Reddy (for an extent of Acres 0-22 Guntas), Barla Jayindu Reddy (for an extent of Acres 0-21 Guntas) and Barla Manik Reddy (for an extent of Acres 0-21 Guntas) were recorded as **pattadars** and **possessors** for an extent of Acres 2-06 Guntas in Survey No. 262/A and the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Mulhi Reddy, sons of Shyam Reddy for the extent of Acres 2-04 Guntas in Survey No. 262/AA.

³³ It appears that Survey No. 262 was subdivided as Survey No. 262 and 262/1.

³⁴ It appears that Survey Nos. 262 and 262/1 were renumbered as Survey Nos. 262/A and 262/AA.

- (viii) In the Pahanis for the year **1979-80** and **1980-81**, Barla Venkat Reddy is recorded as the pattadar and possessor of an extent of Acres 2-06 Guntas in Survey No. 262/A and Barla Shyam Reddy as the pattadar and possessor of an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (ix) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year **1980-81**, upon sub-division of land held by Venkat Reddy etc., mutation of records has been allowed in favour of (a) Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), (b) Barla Jayindu Reddy (for an extent of Acres 0-22 Guntas), (c) Barla Raji Reddy (for an extent of Acres 0-21 Guntas) and (d) Barla Manik Reddy (for an extent of Acres 0-21 Guntas).
- (x) In the Pahanis for the years **1981-82, 1985-86, 1986-87, 1987-88**, the following names are recorded as the pattadars and possessors, (a) Barla Venkat Reddy for an extent of Acres 0-22 Guntas in Survey Number 262/A1; (b) Barla Raji Reddy for an extent of Acres 0-22 Guntas in Survey No. 262/A2; (c) Barla Jayindu Reddy for an extent of Acres 0-21 Guntas in Survey No. 262/A3; (d) Barla Manik Reddy for an extent of Acres 0-21 Guntas in Survey No. 262/A4; (e) Barla Shyam Reddy for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (xi) From the IB ROR for the year **1989-90**, we note that Barla Venkat Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/A, Barla Raji Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/AA, Barla Jayindu Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 22/I, Barla Manik Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 262/FF, Barla Malla Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/u, Barla Lakshma Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/UU and Barla Muthi Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/Ru.
- (xii) In the Pahanis for the years **1989-90, 1990-91, and 1991-92**, Barla Jayindu Reddy is recorded as the pattadar for an extent of Acres 0-21 Guntas in Survey No. 262/A3.
- (xiii) In the Pahanis for the years **1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, and 2012-13**, Barla Jayindu Reddy is recorded as pattadar for an extent of Acres 0-21 Guntas in Survey No. 262/E.³⁵
- (xiv) In the Pahanis for the years **2013-14 and 2014-15**, Barla Manik Reddy is recorded as the pattadar and the possessor for an extent of Acres 0-21 Guntas in Survey No. 262/E.

3.7.2 Proceedings bearing No.B/RS/501/2013 of the Tahsildar, Patancheru Mandal, Medak District

By way of the proceedings bearing No.B/RS/501/2013 of the Tahsildar, Patancheru Mandal, Medak District, dated 27 July 2013, the Tahsildar considered the application made by the sons of Govind Reddy, i.e. Barla Raji Reddy, Barla Jayindu Reddy, and Barla Manik Reddy, seeking mutation of records in respect of lands held by them in Bhanur Village on the basis of an oral partition amongst the brothers over 20 years ago, and the Tahsildar allowed the

³⁵ Survey No. 262/A3 appears to have been renumbered as Survey No. 262/E.

mutation of records *inter alia* to record (i) Barla Raji Reddy as the owner of Acres 1-03 Guntas in Survey Nos. 262/A and 262/AA, and (ii) Barla Manik Reddy as the owner of Acres 1-03 Guntas in Survey Nos. 262/E and 262/EE.

3.7.3 Pattadar Passbook and Title Deed of Barla Manik Reddy

The pattadar passbook and title deed of Barla Manik Reddy records that he is the owner of an extent of Acres 1-03 Guntas in Survey No. 262.

Conclusion

Subject to our observations and recommendations above, Barla Manik Reddy has clear and marketable title to Land Parcel 10.

3.8 Land Parcel 11 – Land admeasuring Acres 0-21 Guntas in Survey No. 262/EE (Owner: Barla Manik Reddy, son of Govind Reddy)

3.8.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the **Original Setwar Register** for Survey Number 262, the land is described as sarkari land and it recorded the name of one **Barla Govind Reddy** as the owner an extent of Acres 4-10 Guntas. The **Classer Register** records the name of **Barla Govind Reddy** as the Khatadar of the extent of Acres 04-10 Guntas. The **Waseel Baqi** register also recorded the name of Barla Govind Reddy for an extent of Acres 4-8 Guntas.
- (ii) In the **Pahani** for the year **1962-1963** and **1965-66**, Barla Govind Reddy is recorded as the pattadar and possessor of an extent of Acres 4-10 Guntas in Survey No. 262.
- (iii) In the **Pahani** for the year **1972-73**, Barla Venkateswara Reddy etc is recorded as the pattadar and possessor of Acres 2-03 Guntas in Survey No. 262 and Barla Shyam Reddy is recorded as pattadar and possessor for an extent of Acres 2-05 Guntas in Survey No. 262/1.³⁶
- (iv) In the **Pahani** for the years **1973-74** and **1974-75**, Barla Venkatu Reddy etc, is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262 and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/1.
- (v) In the **Pahani** for the year **1975-76**, Barla Venkatu Reddy etc., is recorded as the pattadar and possessor of Acres 2-05 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-05 Guntas in Survey No. 262/AA.³⁷
- (vi) In the **Pahani** for the year **1976-77**, Barla Venkatu Reddy etc is recorded as pattadar and possessor for an extent of Acres 2-03 Guntas in Survey No. 262/A and Barla Shyam Reddy for an extent of Acres 2-04 Guntas in Survey No. 262/AA.

³⁶ It appears that Survey No. 262 was subdivided as Survey No. 262 and 262/1.

³⁷ It appears that Survey Nos. 262 and 262/1 were renumbered as Survey Nos. 262/A and 262/AA.

- (vii) From the IB ROR for the year **1979-80**, we note that the following are recorded as the pattadars, Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), Balra Raji Reddy (for an extent of Acres 0-22 Guntas), Balra Jayindu Reddy (for an extent of Acres 0-21 Guntas) and Barla Manik Reddy (for an extent of Acres 0-21 Guntas) were recorded as pattadars and possessors for an extent of Acres 2-06 Guntas in Survey No. 262/A and the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Marla Lakshma Reddy and Barla Muthi Reddy, sons of Shyam Reddy for the extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (viii) In the Pahanis for the year **1979-80** and **1980-81**, Barla Venkat Reddy is recorded as the pattadar and possessor of an extent of Acres 2-06 Guntas in Survey No. 262/A and Barla Shyam Reddy as the pattadar and possessor of an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (ix) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year **1980-81**, upon sub-division of land held by Venkat Reddy etc., mutation of records has been allowed in favour of (a) Barla Venkat Reddy (for an extent of Acres 0-22 Guntas), (b) Barla Jayindu Reddy (for an extent of Acres 0-22 Guntas), (c) Barla Raji Reddy (for an extent of Acres 0-21 Guntas) and (d) Barla Manik Reddy (for an extent of Acres 0-21 Guntas).
- (x) In the Pahanis for the years **1981-82**, **1985-86**, **1986-87**, **1987-88**, the following names are recorded as the pattadars and possessors, (a) Barla Venkat Reddy for an extent of Acres 0-22 Guntas in Survey Number 262/A1; (b) Barla Raji Reddy for an extent of Acres 0-22 Guntas in Survey No. 262/A2; (c) Balra Jayindu Reddy for an extent of Acres 0-21 Guntas in Survey No. 262/A3; (d) Barla Manik Reddy for an extent of Acres 0-21 Guntas in Survey No. 262/A4; (e) Barla Shyam Reddy for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (xi) From the IB ROR for the year **1989-90**, we note that Barla Venkat Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/A, Balra Raji Reddy (for an extent of Acres 0-22 Guntas) in Survey No. 262/AA, Balra Jayindu Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 22/E, Barla Manik Reddy (for an extent of Acres 0-21 Guntas) in Survey No. 262/EE, Barla Malla Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/u, Barla Lakshma Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/LL and Barla Muthi Reddy (for an extent of Acres 0-28 Guntas) in Survey No. 262/Ru.
- (xii) In the Pahanis for the years **1989-90**, **1990-91**, **1991-92**, Barla Manik Reddy is recorded as the pattadar for an extent of Acres 0-21 Guntas in Survey No. 262/A4.
- (xiii) In the Pahanis for the years **1992-93**, **1993-94**, **1994-95**, **1995-96**, **1996-97**, **1997-98**, **1998-99**, **1999-2000**, **2000-01**, **2001-02**, **2002-03**, **2003-04**, **2004-05**, **2005-06**, **2006-07**, **2007-08**, **2008-09**, **2009-10**, **2010-11**, **2011-12**, and **2012-13** Barla Manik Reddy is recorded as the pattadar for an extent of Acres 0-21 Guntas in Survey No. 262/EE.³³

³⁴

Survey No. 262/A4 appears to have been renumbered as Survey No. 262/EE.

- (xiv) In the Pahanis for the years 2013-14 and 2014-15, the following are recorded as the pattadars and possessors, Barla Raji Reddy for an extent of Acres 0-22 Guntas in Survey No. 262/E.³⁹

3.8.2 Proceedings bearing No.B/RS/501/2013 of the Tahsildar, Patancheru Mandal, Medak District

By way of the proceedings bearing No.B/RS/501/2013 of the Tahsildar, Patancheru Mandal, Medak District, dated 27 July 2013, the Tahsildar considered the application made by the sons of Govind Reddy, i.e. Barla Raji Reddy, Barla Jaihind Reddy, and Barla Manik Reddy, seeking mutation of records in respect of lands held by them in Bhanur Village on the basis of an oral partition amongst the brothers over 20 years ago, and the Tahsildar allowed the mutation of records *inter alia* to record (i) Barla Raji Reddy as the owner of Acres 1-03 Guntas in Survey Nos.262/A and 262/AA, and (ii) Barla Manik Reddy as the owner of Acres 1-03 Guntas in Survey Nos. 262/I and 262/III.

3.8.3 Pattadar Passbook and Title Deed of Barla Manik Reddy

The pattadar passbook and title deed of Barla Manik Reddy records that he is the owner of an extent of Acres 1-03 Guntas in Survey No. 262.

Conclusion

Subject to our observations and recommendations above, Barla Manik Reddy has clear and marketable title to Land Parcel 11.

3.9 Land Parcel 12 - Land admeasuring Acres 0-14 Guntas in Survey No. 262(Owner: Barla Lakshma Reddy)

3.9.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the Pahanis for the years 1962-1963 and 1965-66, Barla Govind Reddy is recorded as the pattadar and possessor of an extent of Acres 4-10 Guntas in Survey No. 262.
- (ii) In the Pahanis for the year 1971-72, Barla Venkateswara Reddy etc., and Barla Shyam Reddy, are recorded as pattadars and possessors for extents of Acres 2-05 Guntas each in Survey No. 262 and 262/I.
- (iii) In the Pahanis for the year 1972-73, Barla Shyam Reddy is recorded as pattadar and possessor for an extent of Acres 2-05 Guntas in Survey No. 262/I.
- (iv) In the Pahanis for the years 1973-74 and 1974-75, Barla Shyam Reddy is recorded as pattadar for an extent of Acres 2-05 Guntas in Survey No. 262/I.
- (v) In the Pahanis for the year 1975-1976, Barla Shyam Reddy is recorded as pattadar for an extent of Acres 2-05 Guntas in Survey No. 262/AA.

³⁹

Survey No. 262/EF appears to have been renumbered as Survey No. 262/L.

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- (vi) In the Pahanis for the years 1976-1977, 1979-1980, 1980-1981, 1981-82, 1985-86, and 1986-87, Barla Shyam Reddy is reflected as pattadar for an extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (vii) In the 1B ROR for the year 1979-1980, the name of Barla Shyam Reddy was replaced with the names of Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy (sons of Shyam Reddy) for the extent of Acres 2-04 Guntas in Survey No. 262/AA.
- (viii) In the Pahanis for the year 1987-88, the name of Barla Shyam Reddy was replaced with the names of Barla Malla Reddy, Barla Lakshma Reddy, Barla Muthi Reddy (sons of Shyam Reddy) and Barla Lakshamma (wife of Shyam Reddy) for an extent of Acres 0-21 Guntas each in Survey No. 262/AA.
- (ix) In the Pahanis for the years 1989-90, 1990-91, and 1991-92, Barla Lakshma Reddy is recorded as pattadar for an extent of Acres 0-21 Guntas in Survey No. 262/AA2.
- (x) In the Pahanis for the years 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-2000, 2000-01, 2001-02, 2002-03, Barla Lakshma Reddy is reflected as pattadar for an extent of Acres 0-28 Guntas in Survey No. 262/UU.
- (xi) In the Pahanis for the years 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, and 2012-13, Barla Lakshma Reddy is recorded as pattadar for an extent of Acres 0-28 Guntas in Survey No. 262/UU.
- (xii) In the Pahanis for the year 2013-14, the extent of land in the name of Barla Lakshma Reddy was reduced from Acres 0-28 Guntas to Acres 0-14 Guntas in Survey No. 262/UU2 and the name of Lahari Impex Private Limited, represented by Mrs. G. Venkata Lakshmi is recorded as the pattadar and possessor of an extent of Acres 0-14 Guntas in Survey No. 262/Uu.
- (xiii) In the Pahanis for the year 2014-15, Barla Lakshma Reddy is recorded as pattadar for an extent of Acres 0-14 Guntas in Survey No. 262/UU2.

Conclusion

Subject to our observations and recommendations above, Barla Lakshma Reddy has clear and marketable title to Land Parcel 12.

4. LAND PARCELS IN SURVEY NUMBER 263

4.1 The relevant land parcels in Survey Number 263 are:

- (i) Land admeasuring Acres 2-35 Guntas in Survey No. 263/E (Owner: Abhyudaya Broadcasting Limited) (**Land Parcel 13**),
- (ii) Land admeasuring Acres 0-26 Guntas in Survey No. 263/Ae (Owner: Lahari Impex Private Limited) (**Land Parcel 14**),
- (iii) Land admeasuring Acres 0-26 Guntas in Survey No. 263/Ru3 (Owner: Barla Malla Reddy, son of Govind Reddy) (**Land Parcel 15**),
- (iv) Land admeasuring Acres 0-07 Guntas in Survey No. 263/L2 (Owner: A. Pandu Goud) (**Land Parcel 16**).

- (v) Land admeasuring Acres 0-13 Guntas in Survey No. 263/VU2 (Owner: Voruganti Veeranna) (**Land Parcel 17**),
- (vi) Land admeasuring Acres 0-17½ Guntas in Survey No. 263/VU1 (Owner: Gubba Satyanarayana) (**Land Parcel 18**), and
- (vii) Land admeasuring Acres 0-26 Guntas in Survey No. 263 (Owner: Barla Laxma Reddy) (**Land Parcel 19**).

4.2 Land Parcel 13 – Land admeasuring Acres 2-35 Guntas in Survey No. 263/E (Owner: Abhyudaya Broadcasting Limited)

4.2.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Barla Gopayya Govind is recorded as the Khatedar for the entire extent of Acres 16-5 Guntas in Survey No. 263 in the Setwar, Classer and Wasool Baqi Registers. Further, as per these revenue records, the land in Survey No. 263 was categorized as ‘Sarkari Land’.
- (ii) In the Pahanis of the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-71, and 1974-75, Barla Aamthi Reddy is recorded as pattadar for an extent of Acres 3-33 Guntas in Survey No. 263/AA and for an extent of Acres 1-36 Guntas in Survey No. 263/E.
- (iii) In the Pahanis for the years 1975-76 and 1976-77, Barla Aamthi Reddy is recorded as the pattadar of an extent of Acres 5-29 Guntas in Survey No. 263/AA.
- (iv) In the IB ROR for the year 1979-80, the following are recorded as pattadars: (a) Barla Ram Reddy, Barla Venkat Reddy, Barla Madhav Reddy and Barla Manik Reddy are recorded as pattadars of Acres 1-25 Guntas each, aggregating to Acres 6-20 Guntas in Survey No. 263/A, (b) Barla Aamthi Reddy for an extent of Acres 5-30 Guntas in Survey No. 263/AA, (c) Barla Venkat Reddy, Barla Raji Reddy, Barla Jayindu Reddy and Barla Manik Reddy are recorded as pattadar of Acres 0-19 ¼ Guntas each aggregating to Acres 1-37 Guntas, and (d) the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy for the extent of Acres 1-37 Guntas in Survey No. 263/EE.
- (v) In the Pahanis for the years 1979-80, 1980-81, 1981-82, 1985-86, 1986-87, 1987-88, 1989-90, 1990-91, 1991-92, 1992-93, the name of Barla Aamthi Reddy is recorded as the pattadar of an extent of Acres 5-30 Guntas in Survey No. 263/AA. In the Pahanis for the years 1992-93, 1993-94, 1994-95, and 1995-96, Barla Aamthi Reddy is recorded as the pattadar of an extent of Acres 5-30 Guntas in Survey No. 263/U⁴⁰.
- (vi) In the IB ROR for the year 1989-90, Barla Aamthi Reddy’s extent of Acres 5-30 Guntas in Survey No. 263/U is replaced by Acres 2-35 Guntas and the names of Rusalvadi Yadayya and Rusalvadi Jangayya, sons of Pochayya are included as pattadars for an extent of Acres 1-17½ Guntas each in Survey Nos. 263/U2 and 263/U3.
- (vii) In the year 1996-1997, Barla Aamthi Reddy’s extent of Acres 5-30 Guntas was replaced by Acres 2-35 Guntas and the names of P. Yadaiah, son of Pochiah and P.

⁴⁰

It appears that Survey No. 263/AA was renumbered as Survey No. 263/U.

Jangaiah were included for an extent of Acres 1-17½ Guntas each in Survey No. 263/U1 and 263/U2.

- (viii) In the Pahanis for the years 1997-98, 1998-99, 1999-2000, and 2000-2001, Barla Aamthi Reddy is recorded as the pattadar for an extent of Acres 2-35 Guntas in Survey No. 263/EE⁴¹.
- (ix) In the Pahanis for the year 2001-2002, the name of Barla Malla Reddy, son of Barla Aamthi Reddy is recorded as the pattadar for the extent of Acres 2-35 Guntas in Survey No. 263/E⁴², replacing the name of Barla Aamthi Reddy.
- (x) In the Pahanis for the years 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-09, 2009-10, 2010-2011, 2011-2012, and 2012-13, Barla Malla Reddy is recorded as the pattadar for the extent of Acres 2-35 Guntas in Survey No. 263/E.
- (xi) The Pahanis for the years 2013-14 and 2014-15 record the name of Abhyudaya Broadcasting Company Limited as the pattadar of an extent of Acres 2-35 Guntas in Survey No. 263/E, i.e., Land Parcel 13.

4.2.2 Pattadar Passbook and Title Deed of Barla Malla Reddy

The pattadar passbook and title deed of Barla Malla Reddy records that he is the owner of an extent of Acres 2-35 Guntas in Survey No. 263/E.

4.2.3 Agreement of Sale cum General Power of Attorney (with possession) dated 30 January 2008 registered as document no. 1296 of 2008

An agreement of sale cum general power of attorney dated 30 January 2008 registered as document no. 1296 of 2008 was executed by Barla Malla Reddy and his sons Barla Surender Reddy, Barla Ravinder Reddy and Barla Srikanth Reddy in favour of M/s. Swapna Lahari Films Private Limited, represented by its director G. Hari Bahu for land admeasuring Acres 2-35 Guntas in Survey No. 263/E, i.e. Land Parcel 13.

4.2.4 Sale Deed dated 8 October 2013 registered as document no. 18616 of 2013

Pursuant to the sale deed dated 8 October 2013 (bearing document no. 18616 of 2013) executed by B. Malla Reddy and his sons (B. Surender Reddy, B. Ravinder Reddy and B. Srikanth Reddy), represented by their GPA holder M/s. Swapna Lahari Films sold land admeasuring Acres 2-35 Guntas in Survey No. 263/U2 in favour of Abhyudaya Broadcasting Company Limited.

4.2.5 Mutation proceedings bearing No. B/250/2014 dated 10 February 2014

By way of the mutation proceedings bearing no. B/250/2014 dated 10 February 2014, mutation of revenue records was granted in favour of Abhyudaya Broadcasting Company Limited for Acres 2-35 Guntas in Survey No. 263/E.

Observations and Recommendations:

⁴¹ It appears that Survey No. 263/U1 was renumbered as Survey No. 263/EE.

⁴² It appears that Survey No. 263/EE was renumbered as Survey No. 263/E.

- a) *The Wasool baqi register reflects the extent of land in Survey No. 263 as Acres 16-3 Guntas. However, the Setwar and Classer registers reflect the total extent of land as Acres 16-5 Guntas. Further, through the years, the total extent of land in Survey No. 263 divided amongst the land parcels in sub-survey numbers has not been consistent. However, since these discrepancies pertain to over 20 years ago and no claims have been made in this regard, the risk of title of the current owner is mitigated.*

Note: The above observation set out in (a) applies to all the land parcels in Survey No.263.

- b) *As per the Pahunis for the years 2013-2014 and 2014-2015, Land Parcel 13 acquired by Abhudaya Broadcasting is situated in Survey No. 263/E, whereas the sale deed dated 8 October 2013 has been executed for 'Survey No. 263/U2'. We note that the pattadar passbook and title deed of the seller, i.e., Barla Malla Reddy reflects that the land is in Survey No. 263/E. Hence, it appears that the Survey Number mentioned in the sale deed is based on the pattadars passbook and title deed of the seller, and not the latest sub-survey number assigned to Land Parcel 13 as per revenue records. It is recommended that the sale deed be rectified to reflect the correct survey number.*
- c) *We note from Barla Malla Reddy's pattadar passbook that he has acquired title to Land Parcel 13 by way of inheritance⁴³. We have been provided with the certificate issued by the Gram Panchayat, Bhanur Village, dated 10 July 2017, stating that Barla Malla Reddy is one of two sons of Barla Aanathi Reddy. As the property is ancestral, the other legal heirs of Barla Malla Reddy's predecessor-in-title, i.e., his father Barla Aanathi Reddy may have an interest in the title of the land. It is recommended that all the current legal heirs of Barla Malla Reddy are made party to any sale deed proposed to be executed for conveyance of Land Parcel 13, to mitigate the risk of claims from other legal heirs.*

Conclusion

Subject to our observations and recommendations above, Abhyudaya Broadcasting Limited has clear and marketable title to Land Parcel 13.

4.3 Land Parcel 14 – Land admeasuring Acres 0-26 Guntas in Survey No. 263/Ac (Owner: Lahari Impex Private Limited)

4.3.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the Setwar, Classer and Wasool Baqi Registers, the name of Barla Gopayya Govind is recorded as the Khatedar for the entire extent of Acres 16-5 Guntas in Survey No. 263. Further, as per these revenue records, the land in Survey No. 263 was categorized as 'Sarkari Land'.

⁴³ We have requisitioned for a copy of the mutation proceedings in Barla Malla Reddy's favour and our requisition in this regard is pending.

- (ii) In the Pahani for the years 1962-1963 and 1965-1966, Barla Govind Reddy is recorded as the pattadar and possessor of an extent of Acres 3-32 Guntas in Survey No. 263/EE.
- (iii) In the Pahani for the year 1971-72, the extent of land admeasuring Acres 3-33 Guntas held by Barla Venkat Reddy in Survey No. 263/EE is recorded as reduced to Acres 1-37 Guntas and the name of Barla Shyam Reddy is recorded as the pattadar for an extent of Acres 1-38 Guntas in Survey No. 263/EE⁴⁴.
- (iv) In the Pahanis for the years 1972-73, 1973-74, 1974-75 and 1975-76, Barla Shyam Reddy is recorded as the pattadar of the extent of Acres 1-38 Guntas in Survey No. 263/EE.
- (v) In the IB ROR for the year 1979-80, the following are recorded as pattadars: (a) Barla Ram Reddy, Barla Venkat Reddy, Barla Madhav Reddy and Barla Manik Reddy are recorded as pattadars of Acres 1-25 Guntas each, aggregating to Acres 6-20 Guntas in Survey No. 263/A. (b) Barla Aamthi Reddy for an extent of Acres 5-30 Guntas in Survey No. 263/AA, (c) Barla Venkat Reddy, Barla Raji Reddy, Barla Jayindu Reddy and Barla Manik Reddy are recorded as pattadar of Acres 0-19 ¼ Guntas each aggregating to Acres 1-37 Guntas, and (d) the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy for the extent of Acres 1-37 Guntas in Survey No. 263/EE.
- (vi) In the Pahanis for the years 1976-77, 1979-80, 1980-81, 1981-82, 1985-86, and 1986-87, Barla Shyam Reddy is recorded as the pattadar of the extent of Acres 1-38 Guntas in Survey No. 263/EE.⁴⁵
- (vii) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year 1986-87, upon the demise of Barla Shyam Reddy, mutation of records has been allowed in favour of his legal heirs namely (a) Barla Malla Reddy, (b) Barla Lakshma Reddy, (c) Barla Muthi Reddy, and (d) Barla Lakshamma for an extent of Acres 0-19 ¼ each Guntas in Survey No. 263/EE.
- (viii) In the Pahani for the year 1987-88, the name of Barla Shyam Reddy has been replaced with the names of Barla Malla Reddy, Barla Lakshma Reddy, Barla Muthi Reddy (sons of Shyam Reddy) and by Barla Lakshamma (wife of Shyam Reddy) for an extent of Acres 0-19½ Guntas each in Survey No. 263/EE.
- (ix) In the IB ROR for the year 1989-1990, the extent of land held by Barla Muthi Reddy is recorded as Acres 0-26 Guntas in Survey No. 263/Aee.
- (x) In the Pahanis for the years 1989-90, 1990-91, and 1991-92, Barla Muthi Reddy is recorded as pattadar for the extent of Acres 0-19 ¼ Guntas in Survey No. 263/EE3.
- (xi) In the Pahanis for the years 1992-93, 1993-94, 1994-95, and 1995-1996, Barla Muthi Reddy is recorded as the pattadar for the extent of Acres 0-26 Guntas in Survey No. 263/Aee⁴⁶.

⁴⁴ Survey No. 263/EE appears to have been sub-divided as Survey No. 263/EE and Survey No. 263/EE1.

⁴⁵ It appears that Survey No. 263/EE1 was renumbered as Survey No. 263/EE.

⁴⁶ It appears that Survey No. 263/EE3 was renumbered as Survey No. 263/Aee.

- (xii) In the Pahanis for the years 1996-1997, Barla Muthi Reddy is recorded as the pattadar for the extent of Acres 0-26 Guntas in Survey No. 263/U⁴⁷.
- (xiii) In the Pahanis for the years 1998-99, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-09, and 2009-10, Barla Muthi Reddy is recorded as the pattadar for the extent of Acres 0-26 Guntas in Survey No. 263/Ru3⁴⁸.
- (xiv) In the Pahanis for the years 2010-2011, 2011-2012 and 2012-13, Barla Malla Reddy is recorded as the pattadar for the extent of Acres 0-26 Guntas in Survey No. 263/Ru3.
- (xv) In the Pahanis for the year 2013-2014, Barla Muthi Reddy is recorded as the pattadar of an extent of Acres 0-26 Guntas in Survey No. 263/Ru3.
- (xvi) In the Pahanis for the year 2014-2015, Barla Muthi Reddy is recorded as the pattadar of an extent of Acres 0-26 Guntas in Survey No. 263/Ru2.⁴⁹

4.3.2 Sale Deed dated 28 September 2006 registered as document no. 22471 of 2006

By way of sale deed dated 28 September 2006 registered as document no. 22471 of 2006, Barla Muthi Reddy and his son Barla Shyam Reddy sold land admeasuring Acres 0-28 Guntas in Survey No. 262/Ru and Acres 0-26 Guntas in Survey No. 263/Ac (i.e., Land Parcel 14) in favour of Lahari Impex Private Limited, represented by its director G. Venkata Lakshmi.

Observations:

- a) *Pursuant to the mutation proceedings in the year 1986-87, on the demise of Barla Shyam Reddy, the extent of land held by him devolved on his 4 legal heirs, including his wife Barla Lakshmanamma and the extent of land held by each of such legal heirs was Acres 0-19½ Guntas. From the year 1992-1993, the extent of land held by his legal heirs was changed to Acres 0-28 Guntas and the land held by Barla Lakshmanamma is not reflected in the pahanis. It appears that the extent of land held by Barla Lakshmanamma (Acres 0-19½ Guntas) was divided equally amongst her 3 sons, and therefore the extent of land held by each son was increased to Acres 0-26 Guntas. We have not been provided with any document evidencing the transfer of title from Barla Lakshmanamma to her sons, and our requisition in this regard is pending. However, since no claims have been made with regard to the above extents of land, and the Pahanis consistently reflect the extent of land in the hands of the three sons as Acres 0-28 Guntas, the risk of title in the hands of the current owner is mitigated.*
- b) *Note: The above observation in (a) applies to all the land parcels in Survey No. 263. Pursuant to the above sale deed dated 28 September 2006, the name of Lahari Impex Private Limited has not been mutated in the revenue records, and even in the pahanis for the years 2014-2015, the name of Barla Muthi Reddy continues to be reflected as the pattadar of an extent of Acres 0-26 Guntas in Survey No. 263/Ru3.*

⁴⁷ It appears that Survey No. 263/Acc was renumbered as Survey No. 263/U.

⁴⁸ It appears that Survey No. 263/U was renumbered as Survey No. 263/RU3.

⁴⁹ It appears that Survey No. 263/Ru3 was renumbered as Survey No. 263/Ru2.

It is recommended that the Pahanis are rectified to reflect the name of Lahari Impex Private Limited.

- c) *As per the Pahanis, Land Parcel 14 purchased by Lahari Impex Private Limited is situated in Survey No. 263/Ru, whereas the sale deed dated has been executed for Survey No. 263/Ae. Hence, it appears that the Survey Number mentioned in the sale deed is incorrect. It is recommended that the sale deed be rectified to reflect the correct survey number.*
- d) *The pahanis for the years 2010-2013 do not reflect the name of Barla Muthi Reddy. It is recommended that the revenue records be corrected to reflect the name of Barla Muthi Reddy.*

Conclusion

Subject to our observations and recommendations above, Lahari Impex Private Limited has clear and marketable title to Land Parcel 14.

4.4 Land Parcel 15 – Land admeasuring Acres 0-26 Guntas in Survey No. 263/Ru3 (Owner: Barla Malla Reddy)

4.4.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the Setwar, Classer and Wasool Baqi Registers, the name of Barla Gopayya Govind is recorded as the khatedar for the entire extent of Acres 16-5 Guntas in Survey No. 263. Further, as per these revenue records, the land in Survey No. 263 was categorized as ‘Sarkari Land’.
- (ii) In the Pahanis for the years 1962-1963 and 1965-1966, the name of Barla Govind Reddy is recorded as the pattadar and possessor of an extent of Acres 3-32 Guntas in Survey No. 263/FE.
- (iii) In the Pahanis for the year 1971-72, the extent of land admeasuring Acres 3-33 Guntas held by Barla Venkat Reddy in Survey No. 263/FE was reduced to Acres 1-37 Guntas and the name of Barla Shyam Reddy was included as the pattadar for an extent of Acres 1-38 Guntas in Survey No. 263/EE1⁵⁰.
- (iv) In the Pahanis for the year 1972-73, 1973-74, 1974-75, 1975-76, Barla Shyam Reddy is recorded as the pattadar of the extent of Acres 1-38 Guntas in Survey No. 263/EE1.
- (v) In the IB ROR for the year 1979-80, the following are recorded as pattadars: (a) Barla Ram Reddy, Barla Venkat Reddy, Barla Madhav Reddy and Barla Manik Reddy are recorded as pattadars of Acres 1-25 Guntas each, aggregating to Acres 6-20 Guntas in Survey No. 263/A. (b) Barla Aanthi Reddy for an extent of Acres 5-30 Guntas in Survey No. 263/AA, (c) Barla Venkat Reddy, Barla Raji Reddy, Barla Jayindu Reddy and Barla Manik Reddy are recorded as pattadar of Acres 0-19 ¼ Guntas each aggregating to Acres 1-37 Guntas, and (d) the name of Barla Shyam Reddy was

⁵⁰ Survey No. 263/FE appears to have been sub-divided as Survey No. 263/FE and Survey No. 263/EE1.

replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy for the extent of Acres 1-37 Guntas in Survey No. 263/EE.

- (vi) In the Pahanis for the years **1976-77, 1979-80, 1980-81, 1981-82, 1985-86, 1986-87**, Barla Shyam Reddy is recorded as the pattadar of the extent of Acres 1-38 Guntas in Survey No. 263/EE.⁵¹
- (vii) Pursuant to the mutation proceedings as recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year **1986-87**, upon the demise of Barla Shyam Reddy, mutation of records has been allowed in favour of his legal heirs namely (a) Barla Malla Reddy, (b) Barla Lakshma Reddy, (c) Barla Muthi Reddy, and (d) Barla Lakshamma for an extent of Acres 0-19 ¼ each Guntas in Survey No. 263/EE.
- (viii) In the Pahanis for the year **1987-88**, the name of Barla Shyam Reddy has been replaced with the names of Barla Malla Reddy, Barla Lakshma Reddy, Barla Muthi Reddy (sons of Shyam Reddy) and by Barla Lakshamma (wife of Shyam Reddy) each for an extent of Acres 0-19¼ Guntas each in Survey No. 263/EE.
- (ix) In the IB ROR for the year **1989-1990**, the extent of land held by Barla Malla Reddy is recorded as Acres 0-26 Guntas in Survey No. 263/Luu.
- (x) In the Pahanis for the years **1989-90, 1990-91, 1991-92**, Barla Malla Reddy is recorded as pattadar for the extent of Acres 0-19 ¼ Guntas in Survey No. 263/EE1⁵².
- (xi) In the Pahanis for the years **1992-93, 1993-94, 1994-95, and 1995-1996**, Barla Malla Reddy is recorded as the pattadar for the extent of Acres 0-26 Guntas in Survey No. 263/Luu.⁵³
- (xii) In the Pahanis for the year **1996-97**, Barla Malla Reddy is recorded as the pattadar for the extent of Acres 0-26 Guntas in Survey No. 263/U⁵⁴.
- (xiii) In the Pahanis for the year **1997-1998**, Barla Malla Reddy is recorded as the pattadar for the extent of Acres 0-26 Guntas in Survey No. 263/Luu.⁵⁵
- (xiv) In the Pahanis for the years **1998-99, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-09, 2009-10, 2010-2011, 2011-2012, 2012-13 and 2013-2014**, Barla Malla Reddy is recorded as the pattadar of the extent of Acres 0-26 Guntas in Survey No. 263/Ru1⁵⁶ i.e., Land Parcel 15.
- (xv) In the Pahanis for the year **2014-2015**, Barla Malla Reddy, son of Shyam Reddy, is recorded as pattadar for the extent of Acres 0-19¼ Guntas in Survey No. **263/Uu4/2**.

4.4.2 Pattadar Passbook and Title Deed of Barla Malla Reddy

⁵¹ It appears that Survey No. 263/EE1 was renumbered as Survey No. 263/EE.

⁵² Upon sub-division it appears that Survey No. 263/EE was renumbered as Survey No. 263/EE1.

⁵³ It appears that Survey No. 263/EE1 was renumbered as Survey No. 263/Luu.

⁵⁴ It appears that Survey No. 263/Luu was renumbered as Survey No. 263/U.

⁵⁵ It appears that Survey No. 263/U was renumbered as Survey No. 263/Luu.

⁵⁶ It appears that Survey No. 263/Luu was renumbered as Survey No. 263/Ru1.

The pattadar passbook of Barla Malla Reddy records that he is the owner of an extent of Acres 0-26 Guntas in Survey No. 263/E.iii.

Observations and Recommendations:

- a) Pursuant to the mutation proceedings in the year 1986-87, upon the demise of Barla Shyam Reddy, the extent of land held by him devolved on his 4 legal heirs, including his wife Barla Lakshamma and the extent of land held by each of such legal heir was Acres 0-19 ¼ Guntas. However, from the year 1992-1993, the extent of land held by his legal heirs was changed to Acres 0-26 Guntas and the land held by Barla Lakshamma was not reflected in the pahanis. However, no deed of relinquishment or release has been provided which has been issued by Barla Lakshamma in favour of her sons, including Barla Malla Reddy.
- b) The pahani for the year 2014-2015 incorrectly records the extent of land held by Barla Malla Reddy, son of Shyam Reddy, as Acres 0-19¼ Guntas in Survey No. 263/Uu4/2 (instead of Acres 0-26 Guntas). It is recommended that the record be corrected to reflect the extent of Acres 0-26 Guntas in the name of Barla Malla Reddy.

Conclusion

Subject to our observations and recommendations above, Barla Malla Reddy has clear and marketable title to Land Parcel 15.

4.5 Land Parcel 16 - Land admeasuring Acres 0-07 Guntas in Survey No. 263/L2 (Owner: Pandu Goud)

4.5.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the Setwar, Classer and Wasool Baqi Registers, the name of Barla Gopayya Govind is recorded as the khatedar for the entire extent of Acres 16-5 Guntas in Survey No. 263. Further, as per these revenue records, the land in Survey No. 263 was categorized as 'Sarkari Land'.
- (ii) In the Pahani for the year 1962-1963, and 1965-1966 the following are reflected as pattadars: (a) Barla Gopi Reddy for an extent of Acres 4-26 Guntas in Survey No. 263/A, (b) [Barla Aamthi Reddy]⁵⁷ for an extent of Acres 3-32 Guntas in Survey No. 263/AA, (c) Barla Anthama Reddy for an extent of Acres 3-32 Guntas in Survey No. 263/E, (d) Barla Govind Reddy for an extent of Acres 3-32 Guntas in Survey No. 263/EE.
- (iii) In the Pahani for the year 1971-1972, 1972-1973, 1973-1974, and 1974-1975 Barla Aamthi Reddy is reflected as pattadar for the extent of Acres 3-33 Guntas in Survey No. 263/AA.

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Partly illegible

- (iv) In the Pahani for the year 1971-1972 Barla Aamthi Reddy and Barla Ram Reddy are reflected as a pattadar for an extent of Acres 3-33 Guntas in Survey No. 263/E.
- (v) In the Pahani for the year 1975-1976, 1976-1977, Barla Aamthi Reddy is reflected as pattadar for an extent of Acres 5-29 Guntas in Survey No. 263/AA.
- (vi) In the Pahani for the year 1979-1980, 1980-1981, 1985-1986, 1986-1987, 1987-1988, 1989-1990, 1990-1991, 1991-1992 Barla Aamthi Reddy is reflected as pattadar for an extent of Acres 5-30 Guntas in Survey No. 263/AA.
- (vii) In the Pahani for the year 1981-1982 Barla Aamthi Reddy is reflected as pattadar for an extent of Acres 5-30 Guntas in Survey No. 263/AA⁵⁸.
- (viii) In the ROR for the year 1989-1990, out of the extent of Acres 5-30 Guntas, the following were recorded as Pattadars: (a) Barla Aamthi Reddy S/o Malla Reddy for an extent of Acres 2-35 Guntas in Survey No. 263/EE1, (b) Pusalwadhi Yadhya S/o Pochayya for an extent of Acre 1-17 ½ Guntas in Survey No. 263/EE2 and (c) Pusalwadhi Jangayya S/o Pochayya for an extent of Acre 1 -17 ½ Guntas in Survey No. 263/EE3.
- (ix) In the Pahanis for the year 1992-1993, 1993-1994, 1994-1995, and 1995-1996, Barla Aamthi Reddy S/o Malla Reddy is reflected as Pattadar for the extent of Acres 5-30 Guntas in Survey No. 263/U.
- (x) In the Pahani for the year 1996-1997, out of the extent of Acres 5-30 Guntas, the following were reflected as Pattadars: (a) Barla Aamthi Reddy S/o Malla Reddy for an extent of Acres 2-35 Guntas in Survey No. 263/EE1, (b) Pusalwadhi Yadhya S/o Pochayya for an extent of Acre 1-17 ½ Guntas in Survey No. 263/EE2 and (c) Pusalwadhi Jangayya S/o Pochayya for an extent of Acre 1 -17 ½ Guntas in Survey No. 263/EE3.
- (xi) In the Pahani for the years 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, and 2003-2004 Pusalwadhi Yadhya S/o Pochayya Pochayya is recorded as Pattadar for the extent of Acres 1-17 ½ Guntas in survey No. 263/U1.
- (xii) In the Pahani for the year 2004-2005, Pusalwadhi Yadhya is replaced by Gubba Saiyanarayana S/o Eshwarayya is reflected as Pattadar for an extent Acres 1-17 ½ Guntas to Acres 0-37 ½ Guntas in Survey No. 263/U1.
- (xiii) In the Pahani for the year 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010 Voruganti Veranna S/o Manohar is reflected as Pattadar for an extent Acres 0-20 Guntas in Survey No. 263/U2.
- (xiv) In the Pahani for the year 2010-2011, Voruganti Veranna S/o Manohar for an extent Acres 0-20 Guntas out of which Acres 0-13 Guntas has been allotted to him and Acres 0-07 Guntas has been allotted to Ankenagara Pandugoud S/o Pentagoud, reflected as Pattadar in survey No. 263/U2.

- (xv) In the Pahani for the year 2011-2012, 2012-2013, Ankenagari Pandugoud S/o Pentagoud is reflected as Pattadar for an extent of Acre 0-07 Guntas in Survey No. 263/U2.
- (xvi) In the Pahani for the year 2013-2014, and 2014-2015, Ankenagari Pandugoud S/o Pentagoud is reflected as Pattadar for an extent of Acre 0-07 Guntas in Survey No. 263/U2/1.

4.5.2 Sale Deed dated 7 October 1997 registered as document No. 4711 of 1997

By way of the above sale deed, (a) Barla Anthi Reddy, son of Malla Reddy, (b) Barla Malla Reddy, son of Barla Anthi Reddy, and (c) Barla Ram Reddy, son of Barla Anthi Reddy, sold the land admeasuring Acres 2-35 Guntas in Survey No. 263/U to Pasalwadi Yadaiah, son of Pochaiah, and Pasalwadi Jangaiah (i.e. an extent of Acres 1-17½ Guntas each).

4.5.3 Sale Deed dated 22 May 2004 registered as document No. 6574 of 2004

By way of the above sale deed, Pasalwadi Yadaiah, son of Pochaiah, sold the land admeasuring 0-20 Guntas in Survey No. 263/UU2 to Voruganti Veeranna, son of V. Manohar.

4.5.4 Sale Deed dated 5 May 2005 registered as document No. 12164 of 2006

By way of the above sale deed, Voruganti Veeranna, son of V. Manohar, sold the land admeasuring 0-07 Guntas in Survey No. 263/UU2 to A. Pandu Goud, son of Penta Goud.

Conclusion

Subject to our observations and recommendations above, A. Pandu Goud has clear and marketable title to Land Parcel 16.

4.6 Land Parcel 17 - Land admeasuring Acres 0-13 Guntas in Survey No. 263/UU2 (Owner: Voruganti Veeranna)

4.6.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the ROR for the year 1989-1990, out of the extent of Acres 5-30 Guntas, the following were reflected as Pattadars, (a) Barla Aamthi Reddy S/o Malla Reddy for an extent of Acres 2-35 Guntas in Survey No. 263/EE1, (b) Pusalwadhi Yadhiya S/o Pochayya for an extent of Acre 1-17 ½ Guntas in Survey No. 263/EE2 and (c) Pusalwadhi Jangayya S/o Pochayya for an extent of Acre 1 -17 ½ Guntas in Survey No. 263/EE3.
- (ii) In the Pahani for the year 1992-1993, 1993-1994, 1994-1995, 1995-1996 Barla Aamthi Reddy S/o Malla Reddy is reflected as Pattadar for the extent of Acres 5-30 Guntas in Survey No. 263/U.
- (iii) In the Pahani for the year 1996-1997, out of the extent of Acres 5-30 Guntas, the following were reflected as Pattadars, (a) Barla Aamthi Reddy S/o Malla Reddy for an extent of Acres 2-35 Guntas in Survey No. 263/EE1, (b) Pusalwadhi Yadhiya S/o

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Pochayya for an extent of Acre 1-17 ½ Guntas in Survey No. 263/EE2 and (c) Pusahwadhi Jangayya S/o Pochayya for an extent of Acre 1 -17 ½ Guntas in Survey No. 263/EE3.

- (iv) In the Pahani for the year 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004 Pusahwadhi Yadhya S/o Pochayya Pochayya is reflected as Pattadar for the extent of Acres 1-17 ½ Guntas in survey No. 263/U1.
- (v) In the Pahani for the year 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010 Voruganti Veranna S/o Manohar is reflected as Pattadar for an extent Acres 0-20 Guntas in Survey No. 263/U2.
- (vi) In the Pahani for the year 2010-2011, Voruganti Veranna S/o Manohar for an extent Acres 0-20 Guntas out of which Acres 0-13 Guntas has been allotted to him and Acres 0-07 Guntas has been allotted to Ankenagara Pandugoud S/o Pentagoud, reflected as Pattadar in survey No. 263/U2.
- (vii) In the Pahani for the year 2011-2012, Voruganti Veranna S/o Manohar is reflected as Pattadar for an extent Acres 0-13 Guntas in Survey No. 263/U3.
- (viii) In the Pahani for the year 2012-2013, 2015-2016 Voruganti Veranna S/o Manohar is reflected as Pattadar for an extent of Acres 0-13 Guntas in Survey No. 263/U2.
- (ix) In the Pahani for the year 2013-2014, 2014-2015 Voruganti Veranna S/o Manohar is reflected as Pattadar for an extent of Acres 0-13 Guntas in Survey No. 263/U2/2.

Conclusion

Subject to our observations and recommendations above, Voruganti Veeranna has clear and marketable title to Land Parcel 17.

4.7 Land Parcel 18 - Land admeasuring Acres 0-17½ Guntas in Survey No. 263/VU1 (Owner: Gubba Satyanarayana)

4.7.1 We note from the copies of the revenue records provided to us, as follows:

- (i) In the Pahani for the year 1962-1963, 1965-1966 the following were reflected as pattadars: a) Barla Gopi Reddy for an extent of Acres 4-26 Guntas in Survey No. 263/A. b) [Barla Aamthi Reddy]⁵⁹ for an extent of Acres 3-32 Guntas in Survey No. 263/AA. c) Barla Anthama Reddy for an extent of Acres 3-32 Guntas in Survey No. 263/E. d) Barla Govind Reddy for an extent of Acres 3-32 Guntas in Survey No. 263/EE.
- (ii) In the Pahani for the year 1971-1972, 1972-1973, 1973-1974, 1974-1975 Barla Aamthi Reddy is reflected as pattadar for the extent of Acres 3-33 Guntas in Survey No. 263/AA.

⁵⁹

Partly illegible

- (iii) In the Pahani for the year 1971-1972 Barla Aamthi Reddy and Barla Ram Reddy are reflected as a pattadar for an extent of Acres 3-33 Guntas in Survey No. 263/E.
- (iv) In the Pahani for the year 1975-1976, 1976-1977, Barla Aamthi Reddy is reflected as pattadar for an extent of Acres 5-29 Guntas in Survey No. 263/AA.
- (v) In the Pahani for the year 1979-1980, 1980-1981, 1985-1986, 1986-1987, 1987-1988, 1989-1990, 1990-1991, 1991-1992 Barla Aamthi Reddy is reflected as pattadar for an extent of Acres 5-30 Guntas in Survey No. 263/AA.
- (vi) In the Pahani for the year 1981-1982 Barla Aamthi Reddy is reflected as pattadar for an extent of Acres 5-30 Guntas in Survey No. 263/AA. (Illegible)
- (vii) In the ROR for the year 1989-1990, out of the extent of Acres 5-30 Guntas, the following were reflected as Pattadars, (a) Barla Aamthi Reddy S/o Malla Reddy for an extent of Acres 2-35 Guntas in Survey No. 263/EE1, (b) Pusalwadhi Yadhya S/o Pochayya for an extent of Acre 1-17 ½ Guntas in Survey No. 263/EE2 and (c) Pusalwadhi Jangayya S/o Pochayya for an extent of Acre 1 -17 ½ Guntas in Survey No. 263/EE3.
- (viii) In the Pahanis for the year 1992-1993, 1993-1994, 1994-1995, 1995-1996 Barla Aamthi Reddy S/o Malla Reddy is reflected as Pattadar for the extent of Acres 5-30 Guntas in Survey No. 263/U.
- (ix) In the Pahani for the year 1996-1997, out of the extent of Acres 5-30 Guntas, the following were reflected as Pattadars, (a) Barla Aamthi Reddy S/o Malla Reddy for an extent of Acres 2-35 Guntas in Survey No. 263/EE1, (b) Pusalwadhi Yadhya S/o Pochayya for an extent of Acre 1-17 ½ Guntas in Survey No. 263/EE2 and (c) Pusalwadhi Jangayya S/o Pochayya for an extent of Acre 1 -17 ½ Guntas in Survey No. 263/EE3.
- (x) In the Pahani for the year 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004 Pusalwadhi Yadhya S/o Pochayya Pochayya is reflected as Pattadar for the extent of Acres 1-17 ½ Guntas in survey No. 263/U1.
- (xi) In the Pahani for the year 2004-2005, Pusalwadhi Yadhya is replaced by Gubba Satyanarayana S/o Eshwarayya is reflected as Pattadar for an extent Acres 1-17 ½ Guntas to Acres 0-37 ½ Guntas in Survey No. 263/U1.
- (xii) In the Pahani for the year 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016 Gubba Satyanarayana S/o Eshwarayya is reflected as Pattadar for an extent Acres 0-37 ½ Guntas in Survey No. 263/U1.

4.7.2 Sale Deed dated 7 October 1997 registered as document No. 4711 of 1997

By way of the above sale deed, (a) Barla Anthi Reddy, son of Malla Reddy, (b) Barla Malla Reddy, son of Barla Anthi Reddy, and (c) Barla Ram Reddy, son of Barla Anthi Reddy, sold the land admeasuring Acres 2-35 Guntas in Survey No. 263/U to Fasalwadi Yadaiah, son of Pochaiah, and Fasalwadi Jangaiah (i.e. an extent of Acres 1-17½ Guntas each).

4.7.3 **Sale Deed dated 22 May 2004 registered as document No. 6573 of 2004**

By way of the above sale deed, Fasalwadi Yadaiah, son of Pochiah, sold the land admeasuring 0-37 ½ Guntas in Survey No. 263/UJ2 to Gubba Satyanarayana, son of Eshwaraiah.

Conclusion

Subject to our observations and recommendations above, Gubba Satyanarayana has clear and marketable title to Land Parcel 18.

4.8 **Land Parcel 19 - Land admeasuring Acres 0-26 Guntas in Survey No. 263 (Owner: Barla Laxma Reddy)**

4.8.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Barla Gopayya Govind is reflected as the Khatedar for the entire extent of Acres 16-5 Guntas in Survey No. 263 in the Selwar, Classer and Wasool Baqi Registers. Further, as per these revenue records, the land in Survey No. 263 was categorized as 'Sarkari Land'.
- (ii) The pahanis of the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-74, 1974-75 reflect the name of Barla Aamthi Reddy as pattadar for an extent of Acres 3-33 Guntas in Survey No. 263/AA and for an extent of Acres 1-36 Guntas in Survey No. 263/E.
- (iii) The pahanis for the years 1975-76 and 1976-77 reflect the name of Barla Aamthi Reddy as the pattadar of an extent of Acres 5-29 Guntas in Survey No. 263/AA.
- (iv) In the IB ROR for the year 1979-80, the following are reflected as pattadars: (a) Barla Ram Reddy, Barla Venkat Reddy, Barla Madhav Reddy and Barla Manik Reddy are reflected as pattadars of Acres 1-25 Guntas each, aggregating to Acres 6-20 Guntas in Survey No. 263/A, (b) Barla Aamthi Reddy for an extent of Acres 5-30 Guntas in Survey No. 263/AA, (c) Barla Venkat Reddy, Barla Raji Reddy, Barla Jayindu Reddy and Barla Manik Reddy are reflected as pattadar of Acres 0-19¼ Guntas each aggregating to Acres 1-37 Guntas, and (d) the name of Barla Shyam Reddy was replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy for the extent of Acres 1-37 Guntas in Survey No. 263/EE.
- (v) In the Pahani for the year 1979-1980, Barla Shyam Reddy is replaced by Barla Malla Reddy, Barla Lakshma Reddy and Barla Muthi Reddy as pattadars for an extent of Acres 1-38 Guntas in Survey No. 263/EE. The Pahani for the year 1981-1982 is illegible.
- (vi) In the Pahani for the year 1987-1988, Barla Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-19 ½ Guntas in Survey No. 263/EE.
- (vii) In 1BROR for the year 1989-1990, Barla Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-26 Guntas in Survey No. 263/AE.

- (viii) In the Pahani for the year **1989-1990**, Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-19 ½ Guntas in Survey No. 263/EE3 and as pattadar for the extent of Acres 0-19 ½ Guntas in Survey No. 263/EE2.
- (ix) In the Pahani for the year **1990-1991**, Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-19 ½ Guntas in Survey No. 263/EE4 and as pattadar for the extent of Acres 0-19 ½ Guntas in Survey No. 263/EE2.
- (x) In the Pahani for the year **1991-1992** Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-19 ½ Guntas in Survey No. 263/EE2.
- (xi) In the Pahani for the year **1992-1993, 1993-1994, 1994-1995 and 1997-1998** Barla Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-26 Guntas in Survey No. 263/AF.
- (xii) In the Pahani for the year **1995-1996**, Barla Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-21 Guntas in Survey No. 263/AF.
- (xiii) In the Pahani for the year **1996-1997**, Barla Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-26 Guntas in survey No. 263/U.
- (xiv) In the Pahani for the Year **1999-2000, 2000-2001, 2001-2002** Barla Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-26 Guntas in survey No. 263/RU.
- (xv) In the Pahani for the year **1998-1999, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2015-2016** Barla Lakshma Reddy S/o Shyam Reddy is reflected as pattadar for the extent of Acres 0-26 Guntas in survey No. 263/RU2.
- (xvi) In the Pahani for the year **2014-2015**, Barla Lakshma Reddy S/o of Shyam Reddy is reflected as pattadar for an extent of Acres 0-26 Guntas in Survey No. 263/RU1.

Conclusion

Subject to our observations and recommendations above, Barla Laxma Reddy has clear and marketable title to Land Parcel 19.

5. LAND PARCELS IN SURVEY NUMBER 264

- 5.1 The relevant land parcels in Survey Number 264 are (i) land admeasuring Acres 2-00 Guntas in Survey No. 264/E (**Land Parcel 20**), (ii) land admeasuring Acres 1-15 Guntas in Survey No. 264/A (**Land Parcel 21**), and (iii) land admeasuring Acres 1-15 in Survey No. 264/AA (**Land Parcel 22**).
- 5.2 **Land Parcel 20 – Land admeasuring Acres 2-00 Guntas in Survey No. 264/E (Owner: Abhyndaya Broadcasting Company)**

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5.2.i We note from the copies of the revenue records provided to us, as follows:

- (i) Barla Gangamma is recorded as the Khatedar for the entire extent of Acres 4-30 Guntas in Survey No. 264 in the Setwar and Classer Register. The Wasool Baqi register records the total extent of land as Acres 4-28 Guntas and Barla Gangamma as the khatedar. Further, as per these revenue records, the land in Survey No. 264 was categorized as 'Sarkari Land'.
- (ii) In the Pahanis for the years 1962-1963, 1965-1966, 1971-1972, 1972-1973 and 1973-1974, Barla Gangamma is recorded as the pattadar for the entire extent of Acres 4-30 Guntas in Survey No. 264.
- (iii) As per the mutation proceedings recorded in Village Register Nos. 5, 6 and 7 (Paisal Patti) for the year 1973-74, pursuant to sale of land by Barla Gangamma in favour of Pushpamma, wife of Narayan Reddy vide deed dated 26 June 1972⁶⁰ registered as document no. 1110/⁶¹, mutation was granted in favour of Pushpamma.
- (iv) In the Pahanis from the year 1974-1975, Pushpamma, wife of Narayan Reddy is recorded as the pattadar for an extent of Acres 2-00 Guntas in Survey No. 264/I.
- (v) In the IB-RoR for the year 1979-1980, (a) Barla Gangamma is replaced by Reddy Palli Damodar Reddy S/o Venkat Ram Reddy and Reddy Palli Srinivas Reddy S/o Venkat Ram Reddy as the pattadar for an extent of Acres 2-28 Guntas in Survey No. 264/A, and (b) Barla Gangamma is replaced by Pushpamma W/o Narayana Reddy as the pattadar for an extent of Acres 2-00 in Survey No. 264/AA.
- (vi) In the Pahanis for the year 1975-76, 1976-77, 1979-80, 1980-1981, 1981-1982, 1985-1986, 1986-1987, 1987-1988, 1990-1991, 1991-1992, Pushpamma, wife of Narayan Reddy is recorded as the pattadar for an extent of Acres 2-00 Guntas in Survey No. 264/AA.⁶²
- (vii) In the IB RoR for the year 1989-1990, the following were recorded as pattadars, (a) Reddy Palli Damodar Reddy S/o Venkat Ram Reddy for an extent of Acres 1-15 Guntas in Survey No. 264/A, (b) Reddy Palli Srinivas Reddy S/o Venkat Ram Reddy for an extent of Acres 1-15 Guntas in Survey No. 264/AA, and (c) Pushpamma W/o Narayana Reddy is replaced by Chevella Venkayya S/o Mallaya for extent of Acres 2-00 Guntas in Survey No. 264/E.
- (i) In the Pahanis for the years 1989-1990, 1992-1993, 1993-94, Pushpamma, wife of Narayan Reddy is recorded as the pattadar for an extent of Acres 2-00 Guntas in Survey No. 264/E.⁶³
- (ii) In the Pahanis for the years 1994-95, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, and 2000-2001, Chevella Venkayya is recorded as the pattadar for an extent of Acres 2-00 Guntas in Survey No. 263/E, i.e., Land Parcel 20.

⁶⁰ We have requisitioned for a copy of this document and our requisition in this regard is pending. We have been informed by the Company Representative the same is not available with the authorities.

⁶¹ Number illegible.

⁶² Survey No. 264/2 appears to have been renumbered as Survey No. 264/AA.

⁶³ Survey No. 264/AA appears to have been renumbered as Survey No. 264/E.

- (iii) Pursuant to a sale deed executed by Chevella Venkayya (detailed below), in the Pahani for the year **2001-2002**, the name of Chevella Venkayya was replaced by Eega Savitri.
- (iv) In the Pahani for the years **2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, and 2012-2013**, Eega Savitri, wife of Manik Reddy, is recorded as the pattadar for an extent of Acres 2-00 Guntas in Survey No. 263/E, i.e., Land Parcel 20.
- (v) Pursuant to a sale deed executed by G. Sarojamma (detailed below) in the Pahani for the year **2013-2014**, the name of G. Sarojamma, wife of Raghavaiah is replaced by M/s. Abhyudaya Broadcasting Company Limited for an extent of Acres 2-00 Guntas in Survey No. 264/E.
- (vi) In the Pahani for the year **2014-2015**, M/s Abhyudaya Broadcasting Company Limited is recorded as the pattadar for the extent of Acres 2-00 Guntas in Survey No. 264/E, i.e., Land Parcel 20.

5.2.2 Deed registered as Document No. 828 of 1981

We have been provided with a photocopy of a true copy of the document bearing No. 828 of 1981 wherein it is recorded that Reddypalli Damodar Reddy S/o Venkat Ram Reddy and Reddypalli Srinivas Reddy S/o Venkat Ram Reddy have acquired an extent of Acres 2-28 Guntas in Survey No. 264/A from Barla Gangamma.

5.2.3 Sale Deed dated 4 July 2002 registered as Document No. 4080 of 2002

By way of sale deed dated 4 July 2002 registered as Document No. 4080 of 2002, Chevella Venkaiah(having acquired the land by way of sale deed bearing number 87/1995 from Pushpamma) sold land admeasuring Acres 2-00 Guntas in Survey No. 264/E in favour of Eega Savitri.

5.2.4 Sale Deed dated 15 July 2006 registered as Document No. 16814 of 2006

By way of sale deed dated 15 July 2006 registered as Document No. 16814 of 2006, E. Savithri, wife of Manik Reddy sold land admeasuring Acres 2-00 Guntas in Survey No. 264/E in favour of G. Sarojamma. By way of mutation proceedings bearing no. E/2888/2012 dated 27 August 2002, mutation of revenue records has been allowed to record the name of Eega Savitri.

5.2.5 Sale Deed dated 25 July 2013 registered as Document No. 17323 of 2013

By way of sale deed dated 25 July 2013 registered as Document No. 17323 of 2013, G.Sarojinamma, wife of Raghavaiah sold land admeasuring Acres 2-00 Guntas in Survey No. 264/E in favour of Abhyudaya Broadcasting Company Limited, represented by its M. Sai Babu.

5.2.6 Mutation proceedings bearing No. B/250/2014 dated 10 February 2014

By way of the mutation proceedings bearing no. B/250/2014 dated 10 February 2014, mutation of revenue records was granted, to record Abhyudaya Broadcasting Company Limited as pattadar for Acres 2-00 Guntas in Survey No. 264/E.

Conclusion

Subject to our observations and recommendations above, Abhyudaya Broadcasting Limited has clear and marketable title to Land Parcel 20.

5.3 Land Parcel 21 – Land admeasuring Acres 1-15 Guntas in Survey No. 264/A (Reddypalli Damodar Reddy, son of Venkataram Reddy)

5.3.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Barla Gangamma is recorded as the Khatedar for the entire extent of Acres 4-30 Guntas in Survey No. 264 in the Setwar and Classer register. Wasool Baqi register records the total extent of land as Acres 4-28 Guntas and Barla Gangamma as the khatedar. Further, as per these revenue records, the land in Survey No. 263 was categorized as 'Sarkari Land'.
- (ii) In the Pahanis for the years 1962-1963, 1965-1966, 1971-1972, 1972-1973 and 1973-1974, Barla Gangamma is recorded as the pattadar for the entire extent of Acres 4-30 Guntas in Survey No. 264.
- (iii) In the IB-RoR for the year 1979-1980, the following are recorded as pattadars, (a) Barla Gangamma is replaced by Reddy Palli Damodar Reddy S/o Venkat Ram Reddy and Reddy Palli Srinivas Reddy S/o Venkat Ram Reddy for an extent of Acres 2-28 Guntas in Survey No. 264/A, and (b) Pushpamma W/o Narayana Reddy for an extent of Acres 2-00 in Survey No. 264/AA.
- (iv) For the year 1974-75, 1975-1976, 1976-1977, 1979-1980, 1980-1981, 1981-1982, Barla Gangamma is recorded as the pattadar for an extent of Acres 2-28 Guntas in Survey No. 264/A.⁶¹
- (v) As per the mutation proceedings recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year 1982-83, pursuant to sale of land by Barla Gangamma in favour of Reddypalli Damodar Reddy, son of Venkataram Reddy and Reddypalli Srinivas Reddy, son of Venkataram Reddy mutation was granted in favour of Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy for an extent of Acres 2-28 Guntas in Survey No. 264/A.
- (vi) In the IB RoR for the year 1989-1990, the following are recorded as pattadars, (a) Reddy Palli Damodar Reddy S/o Venkat Ram Reddy for an extent of Acres 1-15 Guntas in Survey No. 264/A, (b) Reddy Palli Srinivas Reddy S/o Venkat Ram Reddy for an extent of Acres 1-15 Guntas in Survey No. 264/AA, and (c) Pushpamma W/o Narayana Reddy is replaced by Chevalla Venkayya S/o Mallaya for extent of Acres 2-00 Guntas in Survey No. 264/F.
- (vii) Pursuant to the sale deed executed by Barla Gangamma in favour of Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy (detailed below), in the Pahanis for the years 1985-1986, 1986-1987, 1987-1988, 1990-1991, 1991-1992, Reddypalli

⁶¹ Survey No 264 appears to have been sub-divided into Survey Nos. 264/A and Survey No. 264/AA.

Damodar Reddy is recorded as the pattadar of an extent of Acres 1-14 Guntas in Survey No. 264/A1.⁶⁵

- (viii) In the Pahanis from the years 1989-90, 1992-1993, 1993-1994, 1994-1995, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-14 and 2014-15, Reddypalli Damodar Reddy is recorded as the pattadar of an extent of Acres 1-15 Guntas in Survey No. 264/A.⁶⁶

5.3.2 Deed registered as Document No. 828 of 1981

We have been provided with a photocopy of a true copy of the document bearing No. 828 of 1981 wherein it is recorded that Reddypalli Damodar Reddy S/o Venkat Ram Reddy and Reddypalli Srinivas Reddy S/o Venkat Ram Reddy have acquired an extent of Acres 2-28 Guntas in Survey No. 264/A from Barla Gangamma.

5.3.3 Pattadar Passbook and Title Deed of Reddypalli Damodar Reddy

Pattadar passbook and title deed of Reddypalli Damodar Reddy records that he is the owner of Acres 1-15 Guntas in Survey No. 264/A.

Observations and Recommendations

By way of the deed bearing document No. 828 of 1981 executed by Barla Gangamma, a total extent of Acres 2-28 Guntas in Survey No. 264/A was acquired by Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy. The Pahanis until the year 1991-92 state that the share of Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy is Acres 1-14 Guntas, however, subsequently the extent is recorded as Acres 1-15 Guntas each. Further, the Pattadar Passbook and Title Deed issued in favour of Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy also records their extent as Acres 1-15 Guntas each. Since no claims have been made in respect of this discrepancy of 1 Gunta since 1991-92, the risk to title in the hands of the current owner is mitigated.

Conclusion

Subject to our observations and recommendations above, Reddypalli Damodar Reddy has clear and marketable title to Land Parcel 21.

5.4 Land Parcel 22 – Land admeasuring Acres 1-15 Guntas in Survey No. 264/AA (Owner: Reddypalli Srinivas Reddy, son of Venkatarami Reddy)

5.4.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Barla Gangamma is recorded as the Khatodar for the entire extent of Acres 4-30 Guntas in Survey No. 264 in the Setwar and Classer register. Wasool Baqi register records the total extent of land as Acres 4-28 Guntas and Barla Gangamma as the

⁶⁵ Survey No. 264/A appears to have been sub-divided and renumbered as Survey No. 264/A1.

⁶⁶ Survey No. 264/A1 appears to have been renumbered as Survey No. 264/A.

khatedar. Further, as per these revenue records, the land in Survey No. 263 was categorized as 'Sarkari Land'.

- (ii) In the Pahanis for the years **1962-1963, 1965-1966, 1971-1972, 1972-1973 and 1973-1974**, Barla Gangamma is recorded as the pattadar for the entire extent of Acres 4-30 Guntas in Survey No. 264.
- (iii) In the IB-RoR for the year **1979-1980**, the following are recorded as pattadars, (a) Barla Gangamma is replaced by Reddy Palli Damodar Reddy S/o Venkat Ram Reddy and Reddy Palli Srinivas Reddy S/o Venkat Ram Reddy for an extent of Acres 2-28 Guntas in Survey No. 264/A, and (b) Pushpamma W/o Narayana Reddy for an extent of Acres 2-00 in Survey No. 264/AA.
- (iv) For the year **1974-75, 1975-1976, 1976-1977, 1979-1980, 1980-1981, 1981-1982**, Barla Gangamma is recorded as the pattadar for an extent of Acres 2-28 Guntas in Survey No. 264/A.⁶⁷
- (v) As per the mutation proceedings recorded in Village Register Nos. 5, 6 and 7 (Faisal Patti) for the year 1982-83, pursuant to sale of land by Barla Gangamma in favour of Reddypalli Damodar Reddy, son of Venkataram Reddy and Reddypalli Srinivas Reddy, son of Venkataram Reddy mutation was granted in favour of Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy for an extent of Acres 2-28 Guntas in Survey No. 264/A.
- (vi) In the IB RoR for the year **1989-1990**, the following are recorded as pattadars, (a) Reddy Palli Damodar Reddy S/o Venkat Ram Reddy for an extent of Acres 1-15 Guntas in Survey No. 264/A, (b) Reddy Palli Srinivas Reddy S/o Venkat Ram Reddy for an extent of Acres 1-15 Guntas in Survey No. 264/AA, and (c) Pushpamma W/o Narayana Reddy is replaced by Chevalla Venkayya S/o Mallaya for extent of Acres 2-00 Guntas in Survey No. 264/E.
- (vii) Pursuant to the sale deed executed by Barla Gangamma in favour of Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy (detailed below), in the Pahanis for the years **1985-1986, 1986-1987, 1987-1988, 1990-1991, and 1991-1992**, Reddypalli Damodar Reddy is recorded as the pattadar of an extent of Acres 1-14 Guntas in Survey No. 264/A2.⁶⁸
- (viii) In the Pahanis from the years **1989-90, 1992-1993, 1993-1994, 1994-1995, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-14 and 2014-15**, Reddypalli Damodar Reddy is recorded as the pattadar of an extent of Acres 1-15 Guntas in Survey No. 264/AA.⁶⁹
- (ix) pattadar passbook (patta no. 116) dated 14 November 1994 records Reddypalli Damodar Reddy as the owner of Acres 1-15 Guntas in Survey No. 264/A.

⁶⁷ Survey No 264 appears to have been sub-divided into Survey Nos. 264/A and Survey No. 264/AA.

⁶⁸ Survey No. 264/A appears to have been sub-divided and renumbered as Survey No. 264/A1 and Survey No. 264/A2.

⁶⁹ Survey No. 264/A2 appears to have been renumbered as Survey No. 264/AA.

5.4.2 Deed registered as Document No. 828 of 1981

We have been provided with a photocopy of a true copy of the document bearing No. 828 of 1981 wherein it is recorded that Reddypalli Damodar Reddy S/o Venkat Ram Reddy and Reddypalli Srinivas Reddy S/o Venkat Ram Reddy have acquired an extent of Acres 2-28 Guntas in Survey No. 264/A from Barla Gangamma.

5.4.3 Pattadar Passbook and Title Deed of Reddypalli Srinivas Reddy

Pattadar passbook and title deed of Reddypalli Srinivas Reddy records that he is the owner of Acres 1-15 Guntas in Survey No. 264/A.

Observations and Recommendations

By way of the deed bearing document No. 828 of 1981 executed by Barla Gangamma, a total extent of Acres 2-28 Guntas in Survey No. 264/A was acquired by Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy. The Pahanis until the year 1991-92 state that the share of Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy is Acres 1-14 Guntas, however, subsequently the extent is recorded as Acres 1-15 Guntas each. Further, the Pattadar Passbook and Title Deed issued in favour of Reddypalli Damodar Reddy and Reddypalli Srinivas Reddy also records their extent as Acres 1-15 Guntas each. Since no claims have been made in respect of this discrepancy of 1 Gunta since 1991-92, the risk to title in the hands of the current owner is mitigated.

Conclusion

Subject to our observations and recommendations above, Reddypalli Srinivas Reddy has clear and marketable title to Land Parcel 22.

6. LAND PARCELS IN SURVEY NUMBER 265

- 6.1 The relevant land parcels in Survey Number 265 are (i) land admeasuring Acres 0-31 Guntas in Survey No. 265/EE (**Land Parcel 23**), (ii) land admeasuring Acres 1-23.5 Guntas in Survey No. 265/E (**Land Parcel 24**), (iii) land admeasuring Acres 0-15 in Survey No. 265/A2 (**Land Parcel 25**), (iv) land admeasuring Acres 0-15 in Survey No. 265/A3 (**Land Parcel 26**), (v) land admeasuring Acres 0-14 in Survey No. 265/A4 (**Land Parcel 27**), (vi) land admeasuring Acres 1-09.5 in Survey No. 265/AA (**Land Parcel 28**), (vii) land admeasuring Acres 1-07.25 in Survey No. 265/Ru (**Land Parcel 29**).

6.2 Land Parcel 23 – Land admeasuring Acres 0-31 Guntas in Survey No. 265/EE (Owner: Abhyudaya Broadcasting Limited)

- 6.2.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Mente Veerayya is recorded as the Khatedar for the entire extent of Acres 9-17 Guntas in Survey No. 265 in the Setwar and Classer register. Wasool Baqi register records the total extent of land as Acres 9-14 Guntas and Mente Veerayya as the khatedar. Further, as per these revenue records, the land in Survey No. 265 was categorized as 'Sarkari Land'.

- (ii) In the Pahanis from the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-1974, 1974-1975, 1975-1976, 1976-1977, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-30 Guntas in Survey No. 265/A⁷⁰ and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iii) In the IB ROR for the year 1979-1980 the following are recorded as pattadars, a) Mante Vera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A, b) Mante Ram Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA, and c) Mante Narayan Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA.
- (iv) In the Pahanis for the year 1979-80 and 1980-81, Mante Ram Reddy and Mante Narayan Reddy, sons of Radhi Reddy are recorded as pattadars of an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (v) In the Pahanis for the years 1981-1982, 1985-1986, 1986-1987, 1987-1988, 1989-1990, 1990-1991, and 1991-1992, Mante Ram Reddy is recorded as the pattadar of an extent of Acres 2-13½ Guntas in Survey No. 265/AA1⁷¹. However, in the Pahanis for the year 1992-93, the extent of land held by Mante Ram Reddy is recorded as Acres 2-14½ Guntas in Survey No. 265/Ru⁷².
- (vi) In the IB ROR for the year 1989-90, Mante Ram Reddy S/o Radhi Reddy's extent of Acres 2-14½ Guntas is replaced by Acres 1-23½ Guntas and for the remaining extent of land (i.e. Acres 0- 31 Guntas), the following names are included as pattadars, (a) Gundala Yadhi Reddy S/o Lakshma Reddy for Acres 0-11 Guntas, (b) Venkat Narasing Rao S/o Shankaraya for Acres 0-10 Guntas and (c) Gundala Buchi Reddy S/o Lakshma Reddy for Acres 0-10 Guntas, in Survey No. 265/RU.
- (vii) Pursuant to the sale deeds (detailed below) executed by Mante Ram Reddy, in the Pahanis for the year 1993-1994, the extent of land held by Mante Ram Reddy, son of Radhi Reddy was reduced from Acres 2-14½ Guntas to Acres 1-23½ Guntas and the following names are included as pattadars for an extent of Acres 0-31 Guntas (a) Gundala Yadhi Reddy for an extent of Acres 0-11 Guntas in Survey No. 265/Ru4, (b) Venkata Narsing Rao for an extent of Acres 0-10 in Survey No. 265/Ru3, and (c) Gudala Buchi Reddy for an extent of Acres 0-10 Guntas in Survey No. 265/Ru2.
- (viii) In the Pahanis for the years 1994-1995, 1995-1996, 1997-1998, and 1998-1999, the following are recorded as the pattadars: (a) Gundala Yadhi Reddy for an extent of Acres 0-11 Guntas in Survey No. 265/Ru2, (b) Venkata Narsing Rao for an extent of Acres 0-10 in Survey No. 265/Ru3, and (c) Gudala Buchi Reddy for an extent of Acres 0-10 Guntas in Survey No. 265/Ru4.⁷³

⁷⁰ Survey No. 265 appears to have been sub-divided into Survey No. 265/A and Survey No. 265/AA.

⁷¹ Survey No. 265/AA appears to have been sub-divided into Survey No. 265/AA1 and Survey No. 265/AA2.

⁷² Survey No. 265/AA1 appears to have been renumbered as Survey No. 265/Ru.

⁷³ Survey No. 265/Ru appears to have been sub-divided into Survey Nos. 265/Ru1, 265/Ru2, 265/Ru3, and 265/Ru4.

- (ix) In the Pahani for the year **1996-1997**, the following are recorded as the pattadars: (a) Gundala Yadhi Reddy for an extent of Acres 0-11 Guntas in Survey No. 265/E2, (b) Gudala Buchi Reddy for an extent of Acres 0-10 Guntas in Survey No. 265/E3; and (c) Venkata Narsing Rao for an extent of Acres 0-10 in Survey No. 265/E4.⁷⁴
- (x) In the Pahanis for the years **1997-1998** and **1998-1999** the following are recorded as the pattadars: (a) Gundala Yadhi Reddy for an extent of Acres 0-11 Guntas in Survey No. 265/Ru2, (b) Venkata Narsing Rao for an extent of Acres 0-10 in Survey No. 265/Ru3, and (c) Gudala Buchi Reddy for an extent of Acres 0-10 Guntas in Survey No. 265/Ru4.⁷⁵
- (xi) In the Pahani for the years **1999-2000, 2000-2001, 2001-2002, 2002-2003, and 2003-2004** the following are recorded as pattadars: (a) Gundala Yadhi Reddy for an extent of Acres 0-11 Guntas in Survey No. 265/Uu, (b) Venkata Narsing Rao for an extent of Acres 0-10 in Survey No. 265/Ru1, and (c) Gudala Buchi Reddy for an extent of Acres 0-10 Guntas in Survey No. 265/Ru2.⁷⁶
- (xii) Pursuant to a sale deed (detailed below) executed by (a) Gundala Yadhi Reddy for an extent of Acres 0-11 Guntas, (b) Venkata Narsing Rao for an extent of Acres 0-10, and (c) Gudala Buchi Reddy for an extent of Acres 0-10 Guntas in favour of M. Satyavathi, in the Pahani for the year **2004-2005**, their names have been replaced by the name of M. Satyavathi for an extent of Acres 0-31 Guntas in Survey No. 265/EE.
- (xiii) In the Pahani for the years **2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, and 2011-2012**, the name of M. Sathyavalli is recorded as the pattadar of an extent of Acres 0-31 Guntas in Survey No. 265/EE, i.e., Land Parcel 23. The Pahani for the year 2012-2013 is incomplete for Survey No. 265.
- (xiv) Pursuant to a sale deed (detailed below) executed by M. Sathyavathi, in the Pahani for the year **2013-2014**, her name was replaced by the name of M. Sai Babu in Survey No. 265/EE.
- (xv) In the Pahani for the year **2014-2015**, M. Sai Babu, son of Achayya, is recorded as the pattadar of the extent of Acres 0-31 Guntas in Survey No. 265/EE, i.e., Land Parcel 23.

6.2.2 Sale Deed dated 16 February 1993 registered as document No. 461 of 1993

By way of the above sale deed, Manthe Veera Reddy sold land admeasuring Acres 1-04 Guntas in Survey No. 265/AA to Kummari Mallisha, Kummari Yadagiri, and Kummari Madhusudhan.

6.2.3 Sale Deed dated 22 March 1993 registered as document No. 877 of 1993

⁷⁴ Survey Nos. 265/Ru2, 265/Ru3 and 265/Ru4 appear to have been renumbered as Survey Nos. 265/E2, 265/E3 and 265/E4.

⁷⁵ Survey Nos. 265/E2, 265/E3 and 265/E4 appears to have been again renumbered as Survey Nos. 265/Ru2, 265/Ru3, and 265/Ru4.

⁷⁶ Survey Nos. 265/Ru2, 265/Ru3, and 265/Ru4 appear to have been again renumbered as Survey Nos. 265/Uu, 265/Ru1, and 265/Ru2.

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By way of the above sale deed, Manthe Veera Reddy sold land admeasuring Acres 4-27 Guntas in Survey No.265/A to a) Voruganta Nagaraju S/o Manohar, b) Voruganta Prabh S/o Manohar, c) Voruganta Veranna S/o Manohar, d) Guba Satyanarayana, S/o Eshwaraya, and e) Linga Purnachandar S/o Veralaya.

6.2.4 Sale Deeds dated 28 June 1993 registered as document Nos. 1926, 1927 and 1928 of 1993.

By way of three sale deeds, all dated 28 June 1993, registered as document numbers 1926, 1927 and 1928 of 1993, Manthe Ram Reddysold, respectively,

- (a) an extent of Acres 0-11 Guntas in Survey No. 265/AA in favour of Gundala Yadi Reddy;
- (b) an extent of Acres 0-10 Guntas in Survey No. 265/AA in favour of Venkatram Narsing Rao; and
- (c) an extent of Acres 0-10 Guntas in Survey No. 265/AA in favour of Gundala Buchi Reddy.

The pattadar passbook issued in the name of Gundala Yadi Reddy records that he is the owner of an extent of Acres 0-11 Guntas in Survey No. 265/Ru2.

The pattadar passbook issued in the name of Venkat Rao records that he is the owner of an extent of Acres 0-10 Guntas in Survey No. 265/Ru3.

The pattadar passbook issued in the name of V Gundala Buchi Reddy records that he is the owner of an extent of Acres 0-10 Guntas in Survey No. 265/Ru1.

6.2.5 Sale deeds dated 27 January 2005 registered as document no. 729 of 2005.

By way of sale deed dated 27 January 2005 registered as document no. 729 of 2005,(a) Gundala Yadi Reddy (Acres 0-11 Guntas), (b) Venkata Narsing Rao (Acres 0-10 Guntas), and (c) Gundala Buchi Reddy (Acres 0-10 Guntas) sold landadmeasuring Acres 0-31 Guntas in Survey No. 265/Ru1 in favour of M. Satyavathi.

The pattadar passbookand title deed records M. Satyavathi as the owner of an extent of Acres 0-31 Guntas in Survey No. 265/EE.

6.2.6 Sale deeds dated 25 July 2013 registered as document no. 17328 of 2013.

By way of sale deed dated 27 January 2005 registered as document no. 729 of 2005, M. Satyavathi sold landadmeasuring Acres 0-31 Guntas in Survey No. 265/Ru in favour of Abhyudaya Broadcasting Limited.

Observations:

- (d) *While the Setwar and Classer registers record the total extent of land in Survey No.265 as Acres 9-19 Guntas,the Wasool Baqi register records the total extent as Acres 9-14 Guntas.However, since no claims have been made in respect of the variations in the extents of land, the risk of title in the hands of the current owner is mitigated.*

Note: *The above observation applies to all land parcels in Survey No. 265.*

- (a) *In the pahani for the year 2014-2015, the name of the representative of Abhyudaya Broadcasting Limited, M. Sai Babu is reflected as the owner and not Abhyudaya*

Broadcasting Limited. It is recommended that the same be corrected to reflect the name of Abhyudaya Broadcasting Limited.

Conclusion

Subject to our observations and recommendations above, Abhyudaya Broadcasting Limited has clear and marketable title to Land Parcel 23.

6.3 Land Parcel 24 – Land admeasuring Acres 1-23½ Guntas in Survey No. 265/E (Owner: Abhyudaya Broadcasting Limited)

6.3.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Mente Veerayya is recorded as the Khatedar for the entire extent of Acres 9-17 Guntas in Survey No. 265 in the Setwar and Classer register. Wasool Baqi register records the total extent of land as Acres 9-14 Guntas and Mente Veerayya as the khatedar. Further, as per these revenue records, the land in Survey No. 265 was categorized as ‘Sarkari Land’.
- (ii) In the Pahanis from the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-1974, 1974-1975, 1975-1976, and 1976-1977, the following are recorded as the pattadars of land in Survey No. 265: (a) Maute Veera Reddy⁷⁷ for an extent of Acres 4-30 Guntas in Survey No. 265/A⁷⁸ and (b) Maute Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iii) In the IB ROR for the year 1979-1980 the following were recorded as pattadars, a) Maute Vera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A, b) Maute Ram Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA, and c) Maute Narayan Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA.
- (iv) In the Pahanis for the years 1979-80 and 1980-81, Maute Ram Reddy and Maute Narayan Reddy, sons of Radhi Reddy are recorded as pattadars of an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (v) In the Pahanis for the years 1981-1982, 1985-1986, 1986-1987, 1987-1988, 1989-1990, 1990-1991, 1991-1992, Maute Ram Reddy is recorded as the pattadar of an extent of Acres 2-13½ Guntas in Survey No. 265/AA1⁷⁹. However, in the Pahanis for the year 1992-93, the extent of land held by Maute Ram Reddy is recorded as Acres 2-14½ Guntas in Survey No. 265/Ru⁸⁰.
- (vi) In the IB ROR for the year 1989-90, Maute Ram Reddy S/o Radhi Reddy’s extent of Acres 2-14½ Guntas is replaced by Acres 1-23½ Guntas and for the remaining extent of land (i.e. Acres 0- 31 Guntas), the following names are included as pattadars, (a) Gundala Yadhi Reddy S/o Lakshma Reddy for Acres 0-11 Guntas, (b) Venkat

⁷⁷ It appears that Mente Veerayya and Mente Veera Reddy may be the same person.

⁷⁸ Survey No. 265 appears to have been sub-divided into Survey No. 265/A and Survey No. 265/AA.

⁷⁹ Survey No. 265/AA appears to have been sub-divided into Survey No. 265/AA1 and Survey No. 265/AA2.

⁸⁰ Survey No. 265/AA1 appears to have been renumbered as Survey No. 265/Ru.

Narasimha Rao S/o Shankaraya for Acres 0-10 Guntas and (c) Gundala Buchi Reddy S/o Lakshma Reddy for Acres 0-10 Guntas, in Survey No. 265/RU.

- (vii) Pursuant to the sale deeds executed by Mante Ram Reddy, in the Pahani for the year **1993-1994**, the extent of land held by Mante Ram Reddy, son of Radhi Reddy was reduced from Acres 2-14½ Guntas to Acres 1-23½ Guntas in Survey No. 265/Ru1. In the Pahani for the years **1994-1995** and **1995-1996** Mante Ram Reddy is recorded as the pattadar of an extent of Acres 1-23½ Guntas in Survey No. 265/Ru1.
- (viii) In the Pahani for the years **1996-1997**, Mante Ram Reddy is recorded as the pattadar of an extent of Acres 1-23½ Guntas in Survey No. 265/E1.⁸¹
- (ix) In the Pahani for the years **1997-1998** and **1998-1999** Mante Ram Reddy is recorded as the pattadar of an extent of Acres 1-23½ Guntas in Survey No. 265/Ru1.⁸²
- (x) In the Pahani for the years **1999-2000**, **2000-2001**, **2001-2002**, **2002-2003** and **2003-2004**, Mante Ram Reddy is recorded as the pattadar of an extent of Acres 1-23½ Guntas in Survey No. 265/U.⁸³
- (xi) In the Pahani for the years **2004-2005**, **2005-2006**, **2006-2007**, **2007-2008**, **2008-2009**, **2009-2010**, **2010-2011** and **2011-2012**, Mante Ram Reddy is recorded as pattadar of an extent of Acres 1-23½ Guntas in Survey No. 265/E.⁸⁴
- (xii) Pursuant to a sale deed (detailed below) executed by Mante Ram Reddy, in the Pahani for the year **2013-2014**, his name was replaced by the name of M. Sai Babu for Land Parcel 24.
- (xiii) In the Pahani for the year **2014-2015**, M. Sai Babu, son of Achayya, is recorded as the pattadar of the extent of Acres 1-23½ Guntas in Survey No. 265/E, i.e., Land Parcel 24.

6.3.2 Mutation proceedings bearing No. B/250/2014 dated 10 February 2014

By way of the mutation proceedings bearing no. B/250/2014 dated 10 February 2014, mutation of revenue records was granted in favour of Abhyudaya Broadcasting Company Limited for Acres 1-23½ Guntas in Survey No. 265/E.

6.3.3 Sale deeds dated 25 October 2007 registered as document no. 19926 of 2007.

By way of sale deed dated 25 October 2007 registered as document no. 19926 of 2007, Mente Ram Reddy, Malla Reddy, son of Ram Reddy and Mente Sunitha, wife of Mente Raji Reddy sold land measuring Acres 1-23½ Guntas in Survey No. 265/Ru1 in favour of S. Sai Babu, pattadar passbook (patta no. 355) and title deed dated 14 November 1994 reflect Mente Ram Reddy, son of Radhi Reddy as the owner of an extent of Acres 1-23½ Guntas in Survey No. 265/Ru1.

6.3.4 Agreement of Sale cum General Power of Attorney (with possession) dated June 2013 registered as Document No. 13925 of 2013

⁸¹ Survey Nos. 265/Ru1 appears to have been renumbered as Survey Nos. 265/E1.

⁸² Survey Nos. 265/E1 appears to have been again renumbered as Survey Nos. 265/Ru1.

⁸³ Survey No. 265/Ru1 appears to have been renumbered as Survey No. 265/U.

⁸⁴ Survey No. 265/U appears to have been renumbered as Survey No. 265/E.

Upon the demise of S. Sai Babu, his wife, S. Lakshmi executed an agreement of Sale cum General Power of Attorney (with possession) dated June 2013 registered as Document No. 13925 of 2013 in favour of G. Sanjay Chowdary for the extent of Acres 1-23½ Guntas in Survey No. 265.

6.3.5 Sale deeds dated 25 July 2013 registered as document no. 19553 of 2013.

By way of sale deed dated 25 July 2013 registered as document no. 19553 of 2013, S. Lakshmi, represented by her G.P.A. holder G. Sanjay Chowdary sold land measuring Acres 1-23½ Guntas in Survey No. 265 in favour of Abhyudaya Broadcasting Limited.

6.3.6 Mutation proceedings bearing No. B/250/2014 dated 10 February 2014

By way of the mutation proceedings bearing no. B/250/2014 dated 10 February 2014, mutation of revenue records was granted, to record the name of Abhyudaya Broadcasting Company Limited as pattadar for Acres 1-23½ Guntas in Survey No. 265/E.

Observations:

We note that though mutation proceedings have been issued in favour of Abhyudaya Broadcasting Limited by way of proceedings dated 10 February 2014, in the pahanis for the year 2014-2015, the name of the representative of Abhyudaya Broadcasting Limited, M. Sai Babu is reflected as the owner and not Abhyudaya Broadcasting Limited. It is recommended that the same be corrected to reflect the name of Abhyudaya Broadcasting Limited.

Conclusion

Subject to our observations and recommendations above, Abhyudaya Broadcasting Limited has clear and marketable title to Land Parcel 24.

6.4 Land Parcel 25 - Land measuring Acres 0-15 Guntas in Survey No. 265/A2 (Owner: Lahari Impex Private Limited)

6.4.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Mante Veerayya is recorded as the Khatedar for the entire extent of Acres 9-17 Guntas in Survey No. 265 in the Setwar and Classer register. Wasool Baqi register records the total extent of land as Acres 9-14 Guntas and Mante Veerayya as the khatedar. Further, as per these revenue records, the land in Survey No. 265 was categorized as 'Sarkari Land'.
- (ii) In the Pahanis from the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-1974, 1974-1975, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-30 Guntas in Survey No. 265/A⁸⁵ and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iii) In the Pahanis for the years 1975-1976 and 1976-1977, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of

⁸⁵ Survey No. 265 appears to have been sub-divided into Survey No. 265/A and Survey No. 265/AA.

Acres 4-27 Guntas in Survey No. 265/A and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.

- (iv) In the IB ROR for the year 1979-1980 the following are recorded as pattadars, a) Mante Vera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A, b) Mante Ram Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA, and c) Mante Narayan Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA.
- (v) In the Pahanis for the years 1979-1980, 1980-1981, 1981-1982, 1985-1986, 1986-1987, 1987-1988, 1989-1990, 1990-1991 and 1991-1992, Mente Veera Reddy is recorded as the pattadar of an extent of Acres 4-27 Guntas in Survey No. 265/A.
- (vi) In the IB ROR for the year 1989-1990 the following are recorded as pattadars in Survey No. 265/A1, Mante Vera Reddy S/o Durga Reddy's extent of Acres 3-16½ Guntas is replaced by (a) Kummari Mallesham S/o Jangaya for Acres 0-15 Guntas, (b) Kummari Yadhya S/o Jangaya for Acres 0-15 Guntas, and (c) Kummari Madhusudan S/o Jangaya for Acres 0-14 Guntas, and for the remaining extent of land (i.e. Acres 2-12½ Guntas) the following names are recorded as pattadars, (a) Mante Bamma W/o Vera Reddy for Acres 0-31 Guntas, (b) Mante Yadh Reddy S/o Vera Reddy for Acres 0-30½ Guntas, and (c) Sanjeev Reddy S/o Vera Reddy for Acres 0-31 Guntas.
- (i) In the Pahanis for the years 1992-1993 and 1993-1994, Mente Veera Reddy is recorded as the pattadar of an extent of Acres 3-16½ Guntas in Survey No. 265/A.
- (ii) Pursuant to a sale deed executed by Mente Veera Reddy (detailed below) in favour of Kummari Mallesham, Kummari Yadhya and Kummari Madhusoodan, the name of Kummari Mallesham is recorded as the pattadar from thefor the years 1994-1995 and 1995-1996 for an extent of Acres 0-15 Guntas in Survey No. 265/A2.⁸⁶
- (iii) In the Pahanis for the years 1996-1997 and 1997-1998, Kummari Mallesham is reflected as the pattadar for an extent of Acres 0-15 Guntas in Survey No. 265/A4.⁸⁷
- (iv) In the pahanis for the years 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013 Kummari Mallesham is reflected as the pattadar for an extent of Acres 0-15 Guntas in Survey No. 265/A1.⁸⁸
- (v) Pursuant to a sale deed (detailed below) executed by Kummari Mallesham, in the pahanis for the year 2013-2014 and 2014-2015 the name of Lahari Impex Private Limited, represented by G. Venkat Lakshmi was reflected as the pattadar for an extent of Acres 0-15 Guntas in Survey No. 265/A1.

6.4.2 Sale deed dated 7 October 2006 registered as document no. 23224 of 2006.

⁸⁶ Pursuant to the sale, Survey No. 265/A appears to have been sub-divided into Survey Nos. 265/A1, 265/A2, 265/A3 and 265/A4.

⁸⁷ Survey No. 265/A2 appears to have been renumbered as Survey No. 265/A4.

⁸⁸ Survey No. 265/A4 appears to have been renumbered as Survey No. 265/A1.

By way of dated 7 October 2006 registered as document no. 23224 of 2006, Kummari Malleshham, Kummari Yadagiri and Kummari Madhusudhan, sons of Jangaiah sold land parcels admeasuring Acres 0-15 Guntas in Survey No. 265/A2, Acres 0-15 Guntas in Survey No. 265/A3 and Acres 0-14 Guntas in Survey No. 265/A4 respectively, totally admeasuring Acres 1-04 Guntas in favour of Lahari Impex Private Limited.

The pattadar passbook and title deed of Kummari Malleshham reflects that he was the owner of Acres 0-15 Guntas in Survey No. 265/A2.

The pattadar passbook and title deed of Kummari Yadagiri records that he was the owner of Acres 0-15 Guntas in Survey No. 265/A3.

The pattadar passbook and title deed of Kummari Madhusudhan records that he was the owner of Acres 0-14 Guntas in Survey No. 265/A4.

6.4.3 Mutation proceedings bearing No. B/2363/2013 dated 19 August 2013

By way of the mutation proceedings bearing no. B/2363/2013 dated 19 August 2013, mutation of revenue records was granted, to record Lahari Impex Private Limited as pattadar for Acres 0-15 Guntas, Acres 0-15 Guntas and Acres 0-14 Guntas in Survey No. 265/A1, 265/A2 and 265/A3 pursuant to the aforementioned sale.

Conclusion

Subject to our observations and recommendations above, Lahari Impex Private Limited has clear and marketable title to Land Parcel 25.

6.5 Land Parcel 26 – Land admeasuring Acres 0-15 Guntas in Survey No. 265/A3 (Owner: Lahari Impex Private Limited)

6.5.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Mente Veerayya is recorded as the Khatedar for the entire extent of Acres 9-17 Guntas in Survey No. 265 in the Setwar and Classer register. Wasool Baqi register records the total extent of land as Acres 9-14 Guntas and Mente Veerayya as the khatedar. Further, as per these revenue records, the land in Survey No. 265 was categorized as 'Sarkari Land'.
- (ii) In the Pahanis from the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-1974 and 1974-1975, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-30 Guntas in Survey No. 265/A³⁰ and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iii) In the Pahanis for the years 1975-1976 and 1976-1977, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iv) In the IB ROR for the year 1979-1980 the following are recorded as pattadars, a) Mante Vora Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A, b) Mante Ram Reddy for an extent of Acres 2-13/4 Guntas in Survey No. 265/AA, and

³⁰

Survey No. 265 appears to have been sub-divided into Survey No. 265/A and Survey No. 265/AA.

- c) Mante Narayan Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA.
- (v) In the Pahanis for the years **1979-1980, 1980-1981, 1981-1982, 1985-1986, 1986-1987, 1987-1988, 1990-1991 and 1991-1992**, Mente Veera Reddy is recorded as the pattadar of an extent of Acres 4-27 Guntas in Survey No. 265/A.
- (vi) In the IB ROR for the year **1989-1990** the following are recorded as pattadars in Survey No. 265/A1, Mante Vera Reddy S/o Durga Reddy's extent of Acres 3-16½ Guntas is replaced by (a) Kummari Mallesham S/o Jangaya for Acres 0-15 Guntas, (b) Kummari Yadhya S/o Jangaya for Acres 0-15 Guntas, and (c) Kummari Madhusudan S/o Jangaya for Acres 0-14 Guntas, and for the remaining extent of land (i.e. Acres 2-12½ Guntas) the following names are recorded as pattadars, (a) Mante Balurama W/o Vera Reddy for Acres 0-31 Guntas, (b) Mante Yadhi Reddy S/o Vera Reddy for Acres 0-30½ Guntas, and (c) Sanjeev Reddy S/o Vera Reddy for Acres 0-31 Guntas.
- (vii) In the Pahanis for the years **1992-1993 and 1993-1994**, Mente Veera Reddy is recorded as the pattadar of an extent of Acres 3-16½ Guntas in Survey No. 265/A.
- (viii) Pursuant to a sale deed executed by Mente Veera Reddy (detailed below) in favour of Kummari Mallesham, Kummari Yadhya and Kummari Madhusoodan, the name of Kummari Yadhya is recorded as the pattadar from the for the years **1994-1995 and 1995-1996** for an extent of Acres 0-15 Guntas in Survey No. 265/A3.⁹⁰
- (ix) In the Pahanis for the years **1996-1997 and 1997-1998**, Kummari Yadhya is recorded as the pattadar for an extent of Acres 0-15 Guntas in Survey No. 265/A5.⁹¹
- (x) In the Pahanis for the years **1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012 and 2012-2013** Kummari Yadhya is recorded as the pattadar for an extent of Acres 0-15 Guntas in Survey No. 265/A2.⁹²
- (xi) Pursuant to a sale deed (detailed below) executed by Kummari Yadhi Reddy, in the Pahanis for the years **2013-2014 and 2014-2015**, the name of Lahari Impex Private Limited, represented by G. Venkat Lakshmi is recorded as the pattadar for an extent of Acres 0-15 Guntas in Survey No. 265/A2, i.e., Land Parcel 26.

6.5.2 Sale deed dated 7 October 2006 registered as document no. 23224 of 2006.

By way of dated 7 October 2006 registered as document no. 23224 of 2006, Kummari Mallesham, Kummari Yadagiri and Kummari Madhusudhan, sons of Jangaiah sold land parcels admeasuring Acres 0-15 Guntas in Survey No. 265/A2, Acres 0-15 Guntas in Survey No. 265/A3 and Acres 0-14 Guntas in Survey No. 265/A4 respectively, totally admeasuring Acres 1-04 Guntas in favour of Lahari Impex Private Limited.

The pattadar passbook and title deed of Kummari Mallesham records that he was the owner of Acres 0-15 Guntas in Survey No. 265/A2.

⁹⁰ Pursuant to the sale, Survey No. 265/A appears to have been sub-divided into Survey Nos. 265/A1, 265/A2, 265/A3 and 265/A4.

⁹¹ Survey No. 265/A2 appears to have been renumbered as Survey No. 265/A5.

⁹² Survey No. 265/A5 appears to have been renumbered as Survey No. 265/A2.

The pattadar passbook and title deed of Kummari Yadagiri records that he was the owner of Acres 0-15 Guntas in Survey No. 265/A3.

The pattadar passbook and title deed of Kummari Madhusudhan records that he was the owner of Acres 0-14 Guntas in Survey No. 265/A4.

6.5.3 Mutation proceedings bearing No. B/2363/2013 dated 19 August 2013

By way of the mutation proceedings bearing no. B/2363/2013 dated 19 August 2013, mutation of revenue records was allowed to reflect Lahari Impex Private Limited as pattadar for Acres 0-15 Guntas, Acres 0-15 Guntas and Acres 0-14 Guntas in Survey No. 265/A1, 265/A2 and 265/A3 pursuant to the aforementioned sale.

Conclusion

Subject to our observations and recommendations above, Lahari Impex Private Limited has clear and marketable title to Land Parcel 26.

6.6 Land Parcel 27 – Land admeasuring Acres 0-14 Guntas in Survey No. 265/A4 (Owner: Lahari Impex Private Limited)

6.6.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Mente Veerayya is recorded as the Khatedar for the entire extent of Acres 9-17 Guntas in Survey No. 265 in the Setwar and Classer register. Wasool Baqi register records the total extent of land as Acres 9-14 Guntas and Mente Veerayya as the khatedar. Further, as per these revenue records, the land in Survey No. 265 was categorized as 'Sarkari Land'.
- (ii) In the Pahanis from the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-1974 and 1974-1975, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-30 Guntas in Survey No. 265/A⁹³ and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iii) In the Pahanis for the years 1975-1976 and 1976-1977, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iv) In the IB ROR for the year 1979-1980 the following are recorded as pattadars, a) Mante Vera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A, b) Mante Ram Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA, and c) Mante Narayan Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA.
- (v) In the Pahanis for the years 1979-1980, 1980-1981, 1981-1982, 1985-1986, 1986-1987, 1987-1988, 1990-1991 and 1991-1992, Mente Veera Reddy is recorded as the pattadar of an extent of Acres 4-27 Guntas in Survey No. 265/A.

⁹³ Survey No. 265 appears to have been sub-divided into Survey No. 265/A and Survey No. 265/AA.

- (vi) In the IB ROR for the year **1989-1990** the following are recorded as pattadars in Survey No. 265/A1, Mante Vera Reddy S/o Durga Reddy's extent of Acres 3-16½ Guntas is replaced by (a) Kummari Mallesham S/o Jangaya for Acres 0-15 Guntas, (b) Kummari Yadhya S/o Jangaya for Acres 0-15 Guntas, and (c) Kummari Madhusudan S/o Jangaya for Acres 0-14 Guntas, and for the remaining extent of land (i.e. Acres 2-12½ Guntas) the following names are recorded as pattadars, (a) Mante Bafamma W/o Vera Reddy for Acres 0-31 Guntas, (b) Mante Yadhi Reddy S/o Vera Reddy for Acres 0-30½ Guntas, and (c) Sanjeev Reddy S/o Vera Reddy for Acres 0-31 Guntas.
- (vii) In the Pahanis for the years **1992-1993** and **1993-1994**, Mente Veera Reddy is recorded as the pattadar of an extent of Acres 3-16½ Guntas in Survey No. 265/A.
- (viii) Pursuant to a sale deed executed by Mente Veera Reddy (detailed below) in favour of Kummari Mallesham, Kummari Yadhya and Kummari Madhusoodan, the name of Kummari Madhusoodan is recorded as the pattadar from thefor the years **1994-1995 and 1995-1996** for an extent of Acres 0-14 Guntas in Survey No. 265/A4.⁹⁴
- (ix) In the Pahanis for the years **1996-1997** and **1997-1998**, Kummari Madhusoodan is recorded as the pattadar for an extent of Acres 0-14 Guntas in Survey No. 265/A6.⁹⁵
- (x) In the Pahanis for the years **1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012 and 2012-2013** Kummari Madhusoodan is recorded as the pattadar for an extent of Acres 0-15 Guntas in Survey No. 265/A3.⁹⁶
- (xi) Pursuant to a sale deed (detailed below) executed by Kummari Madhusoodan, in the Pahanis for the years **2013-2014** and **2014-2015**, the name of Lahari Impex Private Limited, represented by G. Venkat Lakshmi is recorded as the pattadar for an extent of Acres 0-14 Guntas in Survey No. 265/A3.

6.6.2 Sale deed dated 7 October 2006 registered as document no. 23224 of 2006.

By way of dated 7 October 2006 registered as document no. 23224 of 2006, Kummari Mallesham, Kummari Yadagiri and Kummari Madhusudhan, sons of Jangaiah sold land parcels admeasuring Acres 0-15 Guntas in Survey No. 265/A2, Acres 0-15 Guntas in Survey No. 265/A3 and Acres 0-14 Guntas in Survey No. 265/A4 respectively, totally admeasuring Acres 1-04 Guntas in favour of Lahari Impex Private Limited.

The pattadar passbook and title deed of Kummari Mallesham records that he was the owner of Acres 0-15 Guntas in Survey No. 265/A2.

The pattadar passbook and title deed of Kummari Yadagiri records that he was the owner of Acres 0-15 Guntas in Survey No. 265/A3.

⁹⁴ Pursuant to the sale, Survey No. 265/A appears to have been sub-divided into Survey Nos. 265/A1, 265/A2, 265/A3 and 265/A4.

⁹⁵ Survey No. 265/A4 appears to have been renumbered as Survey No. 265/A6.

⁹⁶ Survey No. 265/A6 appears to have been renumbered as Survey No. 265/A3.

The pattadar passbook and title deed of Kummari Madhusudhan records that he was the owner of Acres 0-14 Guntas in Survey No. 265/A4.

6.6.3 Mutation proceedings bearing No. B/2363/2013 dated 19 August 2013

By way of the mutation proceedings bearing no. B/2363/2013 dated 19 August 2013, mutation of revenue records was allowed to record Lahari Impex Private Limited as pattadar for Acres 0-15 Guntas, Acres 0-15 Guntas and Acres 0-14 Guntas in Survey No. 265/A1, 265/A2 and 265/A3 pursuant to the aforementioned sale.

Conclusion

Subject to our observations and recommendations above, Lahari Impex Private Limited has clear and marketable title to Land Parcel 27.

6.7 Land Parcel 28 – Land admeasuring Acres 1-09½ Guntas in Survey No. 265/AA (Owner: G. Venkata Lakshmi)

6.7.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Mente Veerayya is recorded as the Khatedar for the entire extent of Acres 9-17 Guntas in Survey No. 265 in the Setwar and Chasser register. Wasool Baqi register records the total extent of land as Acres 9-14 Guntas and Mente Veerayya as the khatedar. Further, as per these revenue records, the land in Survey No. 265 was categorized as 'Sarkari Land'.
- (ii) In the Pahanis from the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-1974 and 1974-1975, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-30 Guntas in Survey No. 265/A⁹⁷ and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iii) In the Pahanis for the years 1975-1976 and 1976-1977, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iv) In the IB ROR for the year 1979-1980 the following are recorded as pattadars, (a) Mante Vera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A, (b) Mante Ram Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA, and (c) Mante Narayan Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA.
- (v) In the Pahanis for the years 1979-1980, 1980-1981, 1981-1982, 1985-1986, 1986-1987, 1987-1988, 1990-1991 and 1991-1992, Mante Veera Reddy is recorded as the pattadar of an extent of Acres 4-27 Guntas in Survey No. 265/A.
- (vi) In the IB ROR for the year 1989-1990 the following are recorded as pattadars in Survey No. 265/AA, a) Voruganta Nagaraju S/o Manohar (for an extent of Acres 0-

⁹⁷ Survey No. 265 appears to have been sub-divided into Survey No. 265/A and Survey No. 265/AA.

10 Guntas in Survey No. 265/AA), b) Voruganta Prabhu S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/F), c) Voruganta Veranna S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/EE), d) Guba Satyanarayana, S/o Eshwaraya (for an extent of Acres 0-10 Guntas in Survey No. 265/U), and e) Linga Purnachandar S/o Veralaya (for an extent of Acres 0-9½ Guntas in Survey No. 265/UU).

- (vii) In the Pahani from the years 1992-1993, 1993-1994, 1994-1995 and 1995-1996, the following names are recorded as the pattadars: (a) Voruganta Nagaraju S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/AA), (b) Voruganta Prabhu S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/F), (c) Voruganta Veranna S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/EE), (d) Guba Satyanarayana, S/o Eshwaraya (for an extent of Acres 0-10 Guntas in Survey No. 265/U), and (e) Linga Purnachandar S/o Veralaya (for an extent of Acres 0-9½ Guntas in Survey No. 265/UU)⁹⁸. It appears that (a) Voruganta Nagaraju S/o Manohar, (b) Voruganta Prabhu S/o Manohar, (c) Voruganta Veranna S/o Manohar, and (d) Guba Satyanarayana, S/o Eshwaraya, and (e) Linga Purnachandar S/o Veralaya acquired the title to the land from Mante Veera Reddy.
- (viii) In the Pahani for the year 1996-97, the following names are recorded as the pattadars: (a) Voruganta Nagaraju S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/AA1), (b) Voruganta Prabhu S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/AA2), (c) Voruganta Veranna S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/AA3), (d) Guba Satyanarayana, S/o Eshwaraya (for an extent of Acres 0-10 Guntas in Survey No. 265/AA4), and (e) Linga Purnachandar S/o Veralaya (for an extent of Acres 0-9½ Guntas in Survey No. 265/AA5)⁹⁹.
- (ix) In the Pahanis for the years 1997-98 and 1998-99 the following names are recorded as the pattadars: (a) Voruganta Nagaraju S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/AA1), (b) Voruganta Prabhu S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/F), (c) Voruganta Veranna S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/EE), (d) Guba Satyanarayana, S/o Eshwaraya (for an extent of Acres 0-10 Guntas in Survey No. 265/U), and (e) Linga Purnachandar S/o Veralaya (for an extent of Acres 0-9½ Guntas in Survey No. 265/UU)¹⁰⁰.
- (x) In the Pahani for the year 1999-2000, 2000-2001, 2001-2002 and 2002-2003 the following names are recorded as the pattadars: a) Voruganta Nagaraju S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/AA1), b) Voruganta Prabhu S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/AA2), c) Voruganta Veranna S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/AA3), d) Guba Satyanarayana, S/o Eshwaraya (for an extent of Acres 0-10

⁹⁸ Survey No. 265/A appears to have been sub-divided and re-numbered as Survey Nos. 265/AA, 265/F, 265/EE, 265/U and 265/UU.

⁹⁹ Survey Nos. 265/AA, 265/F, 265/EE, 265/U and 265/UU appears to have been re-numbered as Survey Nos. 265/AA1, 265/AA2, 265/AA3, 265/AA4 and 265/AA5.

¹⁰⁰ Survey Nos. 265/AA1, 265/AA2, 265/AA3, 265/AA4 and 265/AA5 was renumbered as Survey Nos. 265/AA1, 265/F, 265/EE, 265/U and 265/UU.

Guntas in Survey No. 265/E), and e) Linga Purnachandar S/o Veralaya (for an extent of Acres 0-9½ Guntas in Survey No. 265/EE)¹⁰¹.

- (xi) In the Pahanis for the year **2003-2004**, the names of (a) Voruganta Nagaraju S/o Manohar (for an extent of Acres 0-10 Guntas in Survey No. 265/AA1), b) Voruganta Prabhu S/o Manohar (for an extent of Acres 0-10 Guntas) in Survey No.265/AA2,c) Voruganta Veranna S/o Manohar (for an extent of Acres 0-10 Guntas) in Survey No.265/AA3, and d) Guba Satyanarayana, S/o Eshwaraya (for an extent of Acres 0-10 Guntas) in Survey No.265/E, and e) Linga Purnachandar S/o Veralaya (for an extent of Acres 0-9½ Guntas) in Survey No. 265/EE, was replaced by the name of Eega Buchamma.
- (xii) Pursuant to a sale deed (detailed below) executed by Eega Janga Reddy, in the Pahanis for the year 2004-2005, it appears that the name of Eega Buchamma, wife of Parma Reddy was initially replaced by Eega Janga Reddy, son of Parma Reddy, and the name of Eega Janga Reddy was subsequently replaced by B. Rajasekhar Reddy as the pattadar for Land Parcel 28. In the Pahanis for the years **2004-2005** till **2011-12**, B. Rajasekhar Reddy is recorded as the pattadar for the extent of Acres 1-09½ Guntas in Survey No. 265/AA, i.e., Land Parcel 28.
- (xiii) Pursuant to a sale deed (detailed below) executed by B. Rajasekhar Reddy in favour of G. Venkata Lakshmi, in the Pahanis for the years **2013-2014** and **2014-2015**, G. Venkata Lakshmi is recorded as the pattadar for an extent of Acres 1-09½ Guntas in Survey No. 265/AA, i.e., Land Parcel 28.

6.7.2 Sale Deed dated 31 January 2002 registered as document No. 552 of 2002

By way of sale deed dated 31 January 2002 registered as document No. 552 of 2002, Ega Buchamma, wife of B. Parma Reddy, acquired from (a) Linga Purnachandar S/o Veralaya an extent of Acres 0-9½ Guntas in Survey No.265/ UU, (b) Voruganta Nagaraju S/o Manohar an extent of Acres 0-10 Guntas in Survey No. 265/AA1, (c) Voruganta Prabhu S/o Manohar an extent of Acres 0-10 Guntas in Survey No.265/AA2, (d) Voruganta Veranna S/o Manohar an extent of Acres 0-10 Guntas in Survey No.265/AA3, and (e) Guba Satyanarayana, S/o Eshwaraya an extent of Acres 0-10 Guntas in Survey No.265/E.

6.7.3 Sale deed dated 6 December 2004 registered as document no. 13349 of 2004.

By way of dated 6 December 2004 registered as document no. 13349 of 2004,Ega Janga Reddy, son of Ega Buchamma, sold the extent of Acres 1-09½ Guntas in Survey No. 265/AA, i.e., Land Parcel 28 in favour of B. Raja Shekhar Reddy, son of Dasharath Reddy.

6.7.4 Sale deed dated 27 December 2005 registered as document no. 20026 of 2005.

By way of sale deed dated 27 December 2005 registered as document no. 20026 of 2005,before the District Registrar office, Sangareddy, B. Rajasekhar Reddy sold an extent of Acres 0-02 Guntas in Survey No. 258/A, area of Acres 0-19½ Guntas in Survey No. 259/U, Acres 1-09½. Guntas in Survey No. 265 / AA (Land Parcel 28), totally admeasuring Acres 1-31 Guntas situated in Bhanoor Village, Patancheru Mandal, Under G.P. Bhanoor, Medak District, in favour of G. Venkata Lakshmi.

¹⁰¹ Survey Nos. 265/AA1, 265/E, 265/EE, 265/U and 265/UU appear to have been re-numbered as Survey Nos. 265/AA1, 265/AA2, 265/AA3, 265/E and 265/EE.

The patladar passbook and title deed of G. Lakshmi records that she owns and possesses an extent of Acres 1-09½ Guntas in Survey No. 265/AA.

6.7.5 Sale Deed dated 20 April 2017 registered as document No. 9731 of 2017

By way of Sale Deed dated 20 April 2017 registered as document No. 9731 of 2017, G. Venkata Lakshmi sold land admeasuring Acres 1-09½ Guntas in Survey No.265/AA to M/s A. K. Projects.

Observations and Recommendations

Further to the sale of Land Parcel 28 to A. K. Projects by way of the abovementioned Sale Deed dated 20 April 2017, we understand from the Company Representatives that updating of Pahanis and mutation of revenue records to reflect the name of A. K. Projects as the owner has not yet been carried out. It is recommended that the same is undertaken at the earliest.

Conclusion

Subject to our observations and recommendations above, M/s A. K. Projects has clear and marketable title to Land Parcel 28.

6.8 Land Parcel 29 – Land admeasuring Acres 1-07 ¼ Guntas in Survey No. 265/Ru (Owner: Mente Manik Reddy, son of Narayan Reddy)

6.8.1 We note from the copies of the revenue records provided to us, as follows:

- (i) Mente Veerayya is recorded as the Khatedar for the extent of Acres 9-17 Guntas in Survey No. 265 in the Setwar and Classer register. Wasoul Baqi register records the total extent of land as Acres 9-14 Guntas and Mente Veerayya as the khatedar. Further, as per these revenue records, the land in Survey No. 265 was categorized as 'Sarkari Land'.
- (ii) In the Pahanis for the years 1962-63, 1965-66, 1971-72, 1972-73, 1973-1974 and 1974-1975, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-30 Guntas in Survey No. 265/A¹⁰² and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iii) In the Pahanis for the years 1975-1976 and 1976-1977, the following are recorded as the pattadars of land in Survey No. 265: (a) Mante Veera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A and (b) Mante Radhi Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/AA.
- (iv) In the IB ROR for the year 1979-1980 the following are recorded as pattadars, a) Mante Vera Reddy for an extent of Acres 4-27 Guntas in Survey No. 265/A, b) Mante Ram Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA, and c) Mante Narayan Reddy for an extent of Acres 2-13½ Guntas in Survey No. 265/AA.

¹⁰²

Survey No. 265 appears to have been sub-divided into Survey No. 265/A and Survey No. 265/AA.

- (v) In the Pahanis for the year **1979-1980 and 1980-1981**, Mante Ram Reddy and Mante Narayan Reddy are recorded as the pattadars of Acres 4-27 Guntas in Survey No. 265/AA.
- (vi) In the IB ROR for the year **1989-1990** Mante Narayan Reddy is recorded as the pattadar for an extent of Acres 2-14½ Guntas in Survey No. 265/Ruu.
- (vii) In the Pahanis from the years **1981-82, 1985-1986, 1986-1987, 1987-1988, 1989-1990, 1990-1991 and 1991-1992**, Mante Narayan Reddy is recorded as the pattadar for an extent of Acres 2-13½ Guntas in Survey No. 265/AA2.¹⁰³
- (viii) In the Pahanis for the years **1992-1993, 1993-1994, 1994-1995, and 1995-1996**, Mante Narayana Reddy, son of Radhi Reddy is shown as the pattadar of an extent of Acres 2-14½ Guntas in Survey No. 265/Ruu.¹⁰⁴
- (ix) In the Pahanis for the years **1996-1997**, Mante Narayana Reddy, son of Radhi Reddy is shown as the pattadar of an extent of Acres 2-14½ Guntas in Survey No. 265/EE.¹⁰⁵
- (x) In the Pahanis for the years **1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002 and 2002-2003**, Mante Narayana Reddy, son of Radhi Reddy is shown as the pattadar of an extent of Acres 2-14½ Guntas in Survey No. 265/Ruu.¹⁰⁶
- (xi) In the Pahanis for the year **2003-2004**, the name of Mante Narayan Reddy was replaced by Mante Lakshmanamma for an extent of Acres 2-14½ Guntas in Survey No. 265/Ruu.
- (xii) In the Pahanis for the years **2004-2005, 2005-2006 and 2006-2007**, Mante Lakshma Reddy, son of Narayana Reddy is shown as the pattadar of an extent of Acres 2-14½ Guntas in Survey No. 265/Ruu.
- (xiii) In the Pahanis for the years **2007-2008, 2008-2009 and 2009-2010**, Mante Lakshma Reddy, son of Narayana Reddy is shown as the pattadar of an extent of Acres 2-14½ Guntas in Survey No. 265/Ru.¹⁰⁷
- (xiv) In the Pahanis for the year **2010-2011**, the name of Mante Lakshma Reddy, son of Narayan Reddy, is replaced by the names of Mante Manik Reddy, son of Narayan Reddy and Mante Mahender Reddy, son of Narayan Reddy, for an extent of Acres 1-07 ¼ Guntas each in Survey No. 265/Ru.
- (xv) From the years **2011-2012, 2013-14 and 2014-2015**, Mante Manik Reddy, son of Narayan Reddy was recorded as the pattadar of Acres 1-07 ¼ Guntas each in Survey No. 265/Ru1.¹⁰⁸

¹⁰³ Survey No. 265/AA appears to have been sub-divided into Survey Nos. 265/AA1 and 265/AA2.

¹⁰⁴ Survey No. 265/AA2 appears to have been renumbered as Survey No. 265/Ruu.

¹⁰⁵ Survey No. 265/Ruu appears to have been renumbered as Survey No. 265/EE.

¹⁰⁶ Survey No. 265/EE appears to have again been renumbered as Survey No. 265/Ruu.

¹⁰⁷ Survey No. 265/Ruu appears to have been renumbered as Survey No. 265/Ru.

¹⁰⁸ Survey No. 265/Ru appears to have been sub-divided into Survey No. 265/Ru1.

- (xvi) In the title deed (patta no. 287) dated 14 November 1994 issued in the name of Mante Manik Reddy, son of Narayan Reddy, it is recorded that Mante Manik Reddy is the owner of Acres 1-07½ Guntas in Survey No. 265/Ru1 and that the same was acquired by way of gift.

Observations and Recommendations

The extent of land in the name of Mente Narayana Reddy, son of Radhi Reddy was recorded as Acres 2-13½ Guntas until 1989-90. In the pahanis for the subsequent years, the same is recorded as Acres 2-14½ Guntas. However, as the discrepancy is in respect of 1 gunta, and no claims have been made during this intervening period, the same may be ignored.

Conclusion

Subject to our observations and recommendations above, Mante Manik Reddy has clear and marketable title to Land Parcel 29.


D. Pavan Kumar
Partner

