Mayflower Heights

Survey Nos. 183, 184, 190, 191, 2/1/1 and 1/1, Mallapur, Hyderabad.

List of Title Documents

1. Land use certificate
2. Site plan
3. Partnership deed – Mayflower Heights
4. Partnership deed – B&C Estates
5. General Power by Attorney of Smt. M. Sunita in favour of Mr. Rama Rao.
6. General Power by Attorney of Mr. Narsimha Rao in favour of Mr. Rama Rao.
7. General Power by Attorney of Smt. M. Geeta in favour of Mr. Rama Rao.
8. Panchnama & MRO certified plan dated 20.2.2006.
9. Panchanama & MRO certified plan dated 20.2.2006.
10. Pahanis for the above Sy. nos. from the years 1965 -66 to 1999 – 00.
11. Memo dated 26.7.2006 about non-availability of Kasra Pahanis.
12. Kasra Pahani for Sy. No. 82/1.
13. PT Register copy and its translation
14. Patta Passbook and Title books of Mrs. Geeta, Mr, V. Narsimha Rao, Mr. V. Rama Rao and Mrs. M. Sunita.
15. Mutation order in favour of the pattedars dated 18.5.1994.
16. Death certificate of Mrs. Chandu Bai.
17. Will Deed of Mrs. Chandu Bai
18. Agricultural land ceiling order dated 20.3.1976. of Mrs. Chandu Bai.
19. Urban land ceiling NOC dated 30.8.1979. of Mrs. Chandu Bai.
20. Mutation order of 1351 fasli in favour of Mrs. Chandu Bai.
21. Sale Deed of 1350 fasli in favour of Mrs. Chandu Bai.

Note: Land is to be registered in 2 parts of about 4 acres each in favour of M/s. Mayflower Heights and M/s. B&C Estates.

List of owners and GPA holders.

Survey No	Extent of land	Title Holder	GPA holder (Registered)	Land use
1/1	Ac. 1-39 Gts.	M. Geetha	M.V. Ramana Rao	Residential, 150 ft Rd.
2/1/1	Ac. 1-14 Gts.	M.V. Ramana Rao	N/A	Transport/Railway Platform
190	Ac. 1-16 Gts	M. Suneetha	M.V. Ramana Rao	Dry Agriculture
191	Ac. 2-07 Gts.	M. Suneetha	M.V. Ramana Rao	Residential
183	Ac. 0-30 Gts.	V. Narsimha Rao	M.V. Ramana Rao	Conservation, 150 Ft. Rd
184	Ac. 0-14 Gts.	M.V. Ramana Rao	N/A	Conservation

Mayflower Heights

Survey No	Mazi (old) Survey no.
1	1
2	2
183	148
184	149
190	154
191	155
82	67

HDFC BANK

MANAGER'S CHEQUE
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

Ref. No. 042120038638

DATE 16/11/2006

A/C PAYEE ONLY
NOT NEGOTIABLE

PAY M SUNEETHA OR ORDER

RUPEES SEVENTEEN LAC FIFTY THOUSAND ONLY.

Rs. *17,50,000.00

For HDFC BANK LTD.

HDFC BANK LTD.

HYDERABAD - SECUNDERABAD

SECUNDERABAD - 500 003

M. Sreenivas 83633

AUTHORISED SIGNATORIES

UTILITY FORMS PVT. LTD., NEW DELHI

⑈126884⑈ 500240003⑆ 999991⑈ 12

Soham Modi - Hotmail

From: "Ramana Mallikarjuna" <ramana14@yahoo.com>
To: <sohammodi@hotmail.com>
Sent: 14 September, 2006 4:20 PM
Subject: Re: Reg. Sy. no. 2/1/1.

Soham, Following is the information you needed:
"Over the years, Survey no 2 was divided into
2/1/1 (4Ac-21Guntas) - M V Ramana Rao (Mutated to...)
2/1/2 (1Ac-03Guntas) - Industrial Road (Surrended for...)
2/2 (0Ac-10Guntas) - Graveyard
2/3 (0Ac-08Guntas) - Graveyard"
2/1 was mainly subdivided to account for the road portion that was surrendered. Hope this clears up any confusion on this survey no.

Regards,
--Ramana
p.s: For some reason, I just received your forwarded mail below and Not the original one from "info".

----- Original Message ----
From: sohammodi@hotmail.com
To: ramana14@yahoo.com
Sent: Thursday, September 14, 2006 9:48:05 AM
Subject: FW: Reg. Sy. no. 2/1/1.

Ramana .
Can reply to this mail asap.
Soham

-----Original Message-----
From: "info" <info@modiproperties.com>
To: "Ramana Rao" <Ramana14@yahoo.com>
Cc: "Soham Modi" <sohammodi@hotmail.com>
Sent: 09/09/06 11:29
Subject: Reg. Sy. no. 2/1/1.

From : Aruna (Personal Secretary)

Mr. Soham Modi asked to send the reply as follows:

Dear Mr. Ramana,

There is no mention of Sy. No. 2/1/1 in your Patta Passbook and Title book, while the same is clearly mentioned as Ac. 5-29 Gts., in Sy. No. 2/1 in the will deed and mutation order.

I presume that it is not been mentioned in the Passbook as it is divided into plots. Is that correct?

I am not clear about the difference between 2/1/1 and 2/1. Can you explain ?

Regards

Soham Modi

HDFC BANK

MANAGER'S CHEQUE
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

DATE Ref. No. 0421200[illegible]
17/11/2006

A/C PAYEE ONLY
NOT NEGOTIABLE

PAY NARASIMHA RAO V OR ORDER

RUPEES FIFTY LAC ONLY. Rs. [illegible]

For HDFC BANK LTD.

HDFC BANK LTD.
HYDERABAD - SECUNDERABAD
SECUNDERABAD - 500 003

M. Sobhan
B2B2

AUTHORISED SIGNATORIES

⑈126889⑈ 500240003⑆ 999991⑈ 12

HDFC BANK

PAYABLE AT PAR AT ALL BRANCHES OF HDFC BANK LTD

A/c Payee Only

Date: 16/01/[illegible]

PAY V. Narasimha Rao OR BEARER

RUPEES Twenty five lakhs only — Rs. 2500000/-

(NewAccount)

A/c No.	0422320004620

HDFC PLUS

HDFC BANK LTD.
Usha Kiran Complex, S.D.Road,
Secunderabad - 500 003,Andhra Pradesh.
RTGS / NEFT IFSC : HDFC0000042

For B AND C ESTATES

Authorised Signatory

Seshasai eforms P Ltd. - Chennai

⑈661867⑈ 500240003⑆ 001818⑈ 29

BANKERS CHEQUE

DATE

ACCOUNT PAYEE ONLY NEGOTIABLE

PAY M. RAMANA RAO OR ORDER

RUPEES ONE CRORE FIVE LAC ONLY

Rs. 1,05,00,000.00

For HDFC BANK LTD.

HDFC BANK LTD.

HYDERABAD - SECUNDERABAD

SECUNDERABAD - 500 003

M. Ramana B3633

B3633

AUTHORISED SIGNATORIES

⑈126885⑈ 500240003⑆ 999991⑈ 12

MAY FLOWER HEIGHTS

HIRE CHARGES PAID TO ALL VEHICLES

Supply of Debris
From 08/09/06 to 20/10/06 200' cft @ 240/-

100" x 1433 Nos = 171960/-

Total AmountPaid = 180360/-

J.C.B 6/9/06 to 18/10/06
Levelling of land and Removal of trees

Total working Hours of J.C.B = 110.45 hrs

1 hr @ 600/-

110.45 x 600

Total Amountpaid = 66450/-

Hitachi Ex - 60 25/9/06 to 4/10/06
Making Channel for flow of Drain Water & Levelling of land

1 hr @ 650/-

Toatl working hours of Hitachi 65.50 hrs

65.50 x 650/-

Total Amountpaid = 42845/-

Tactor's Blade & Plough

Levelling of land & excavation of land

1 hr @ 270/-

103.55 x 270/- = 28060/-

1 hr @b 250/-
Total 328 hrs x 250/-
Total Amount = 82000/-

From 6/09/06 to 18/10/06 Total working hours of tractors 431.55 hrs

Total Amountpaid = 110080/-

27/10/06

(K Purushotham)

Total Amount paid :- 3,99,735/-

Mayflower Heights Phase I & II

Notes on proposed development in Sy. Nos. 1/1, 2/1/1, 183, 184, 190 & 191.

1. Total land is about 8 Acres. Out of which about half is residential and for the other half land use conversion is required.

2. Due to issues of ULC, the land would be purchased by 2 separate firms (about 4 acres each).

3. To claim the exemption of IT u/s. 80IB, sanction for the first phase of the land which is already residential land is to be obtained before 31.3.07.

4. The division before Phase I & Phase II is to be made in order to optimize the use of land.

5. Make tentative plans for Phase I for 5 floor to maximise FSI that can be covered. As a second option make plan for 8 floors for the first phase to maximize FSI. We may choose a 5 floor or 8 floor building depending on the FSI that can be used. In any case application for sanction will be made only for 5 floors and later on enhanced to 8 floors.

6. Flat sizes required are: 2 bedroom about 1000 sft., 3 bedroom of about 1250 sft. & about 1500 sft. 1/3rd of the area should be 2 bedroom flats and 2/3rd of the area should be 3 bedroom flats.

7. One car parking for each flat must be provided. If required a basement can be provided.

16/8/06.

Mayflower Heights Phase I & II

Notes on proposed development in Sy. Nos. 1/1, 2/1/1, 183, 184, 190 & 191.

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7. One car parking for each flat must be provided. If required a basement can be provided.

16/8/06.

HDFC BANK

MANAGER'S CHEQUE
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

Ref. No. 042120037705

DATE 22/09/2006

A/C PAYEE ONLY
NOT NEGOTIABLE

PAY M V RAMANA RAO OR ORDER

RUPEES EIGHT LAC ONLY

Rs. 8,00,000.00

For HDFC BANK LTD.

HDFC BANK LTD.
HYDERABAD - SECUNDERABAD
SECUNDERABAD - 500 003

AUTHORISED SIGNATORIES

⑈125955⑈ 500240003⑆ 999991⑈ 12

HDFC BANK

MANAGER'S CHEQUE
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

Ref. No. 042120037704

DATE 22/09/2006

A/C PAYEE ONLY
NOT NEGOTIABLE

PAY M V RAMANA RAO OR ORDER

RUPEES TWENTY LAC ONLY

Rs. 20,00,000.00

For HDFC BANK LTD.

HDFC BANK LTD.
HYDERABAD - SECUNDERABAD
SECUNDERABAD - 500 003

AUTHORISED SIGNATORIES

⑈125954⑈ 500240003⑆ 999991⑈ 12

HDFC BANK

MANAGER'S CHEQUE
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

Ref. No. 042120037594

A/C PAYEE ONLY
NOT NEGOTIABLE

DATE 15/09/2006

PAY M GEETHA

RUPEES ONE CRORE SEVENTY FIVE LAC ONLY. OR ORDER

Rs. *1,75,00,000.00

HDFC BANK LTD.
HYDERABAD - SECUNDERABAD
SECUNDERABAD - 500 003

For HDFC BANK LTD.

AUTHORISED SIGNATORIES

UTILITY FORMS PVT. LTD., NEW DELHI

⑈125844⑈ 500240003⑆ 999991⑈ 12

HDFC BANK

MANAGER'S CHEQUE
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

DATE Ref. No. 042120037597
16/09/2006

A/C PAYEE ONLY
NOT NEGOTIABLE

PAY M SUNEETHA

RUPEES ONE CRORE TWENTY FIVE LAC ONLY OR ORDER

Rs. *1,25,00,000.00

For HDFC BANK LTD.

HDFC BANK LTD.
HYDERABAD - SECUNDERABAD
SECUNDERABAD - 500 003

AUTHORISED SIGNATORIES

UTILITY FORMS PVT. LTD., NEW DELHI

⑈125847⑈ 500240003⑆ 999991⑈ 12

HDFC BANK

MANAGER'S CHEQUE
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

DATE Ref. No. 042120037596
16/09/2006

A/C PAYEE ONLY
NOT NEGOTIABLE

PAY SRO/UPPAL

RUPEES THIRTY SEVEN LAC SEVENTY FIVE THOUSAND ONLY. OR ORDER

Rs. *37,75,000.00

For HDFC BANK LTD.

HDFC BANK LTD.
HYDERABAD - SECUNDERABAD
SECUNDERABAD - 500 003

AUTHORISED SIGNATORIES

UTILITY FORMS PVT. LTD., NEW DELHI

⑈125846⑈ 500240003⑆ 999991⑈ 12

HDFC BANK
We understand your world

PAYABLE AT PAR AT ALL BRANCHES OF HDFC BANK

A/c. Payee

Preferre

Date : 15/9/06

PAY M. Geeta OR BEARER

RUPEES Twenty two lakhs fifty thousand only

Rs. 22,50,000/-

(NEW ACCOUNT)

A/c No.	0422320004637

HDFC PLUS

For MAYFLOWER HEIGH

Authorised Signator

HDFC BANK LTD.
Usha Kiran Complex, S.D.Road,
Secunderabad - 500 003,Andhra Pradesh.

RTGS / NEFT IFSC : HDFC0000042

⑈661755⑈ 500240003⑆ 001837⑈ 29

MANIPAL PRESS LIMITED MANIPAL

HDFC BANK
We understand your world

PAYABLE AT PAR AT ALL BRANCHES OF HDFC BANK

A/c. Payee Only

Preferre

Date : 16/9/06

PAY M. Suneetha OR BEARER

RUPEES Seventy five lakhs only

Rs. 7500000/-

(NEW ACCOUNT)

A/c No.	0422320004637

HDFC PLUS

For MAYFLOWER HEIGH

Authorised Signatori

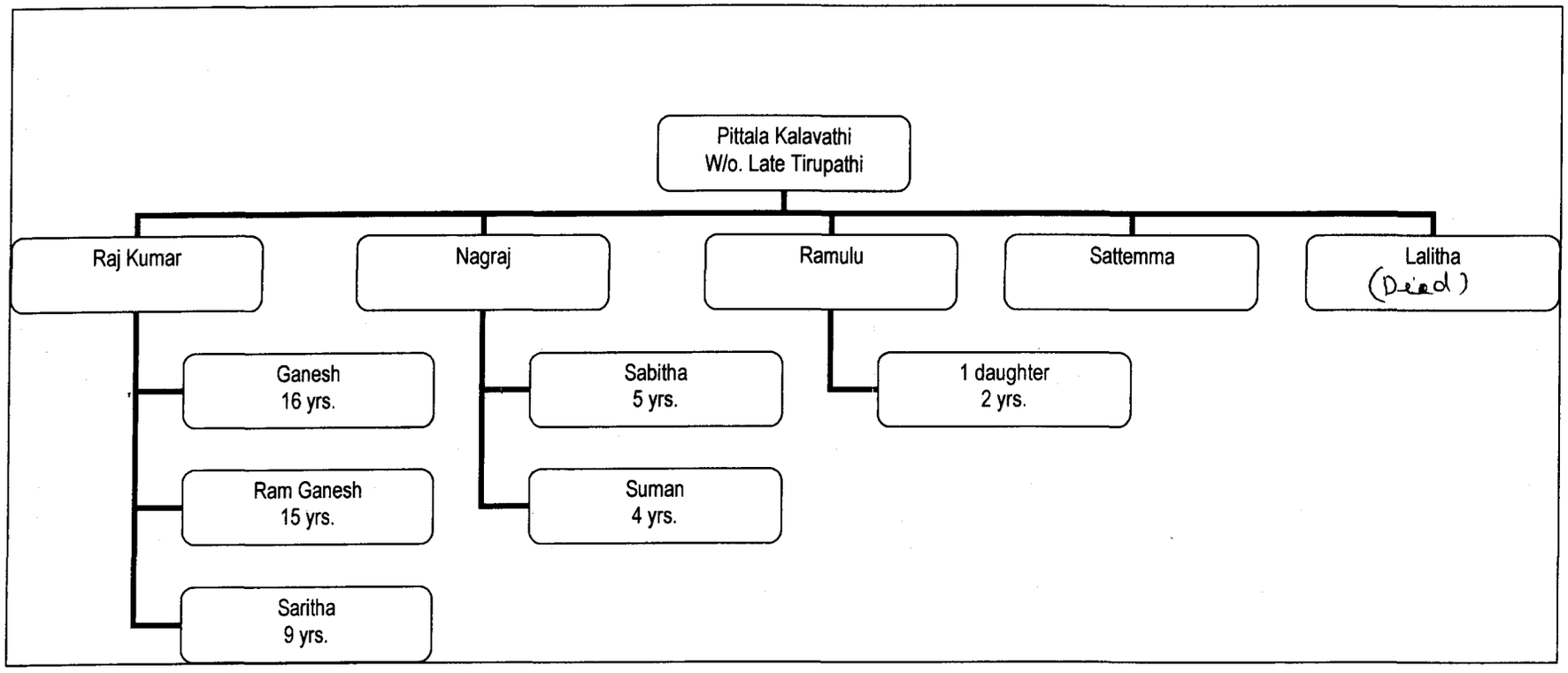
HDFC BANK LTD.
Usha Kiran Complex, S.D.Road,
Secunderabad - 500 003,Andhra Pradesh.

RTGS / NEFT IFSC : HDFC0000042

⑈661760⑈ 500240003⑆ 001837⑈ 29

MANIPAL PRESS LIMITED MANIPAL

Family Chart - Smt. Pittala Kalavathi W/o. Late Sri Tirupathi



All are Fruits and flower vendors at N.F.C, Mallapur.

13/9/02.
Mayflower Knight

Survey No	Extent(Ac-Gnts)	Title Holder	GPA holder (Registered)	Land Use
1/1	1-39	M Geetha	M V Ramana Rao	Residential, 150ft Rd
2/1/1	1-14	M V Ramana Rao	N/A	Transport/Railway Platform
190	1-16	M Suneetha	M V Ramana Rao	Dry Agriculture
191	2-07	M Suneetha	M V Ramana Rao	Residential
183	0-30	V Narasimha Rao	M V Ramana Rao	Conservation, 150ft Rd
184	0-14	M V Ramana Rao	N/A	Conservation

Total 8 Ac

Letter from the office of the Tahsil Taluka North District Atraf Balda Sarfekhas Mubarak.

No.72. Camp Malkajgiri. Dated: 15th Khurdad 1351 Fasli

File No. 145/38/Jamabandi /1350 Fasli.

To

The Mukhadam Patwari
of village Mallapur
Taluka North.

Sub: Razinama of Sailamkoti Veerappa regarding the transfer of patta in the name of Chandu Bai of village Mallapur.

- - -

Sir,

In reply to your report No.20 dt. 9th Khurdad 1351 F in the above mentioned subject I have to state that the pattedar Veerappa submitted an application for the transfer of land bearing Survey Nos. 1, 2, 4, 67, 82, 147, 149, 150, 154, and 155 measuring 46 acres and 30 guntas, carrying an assessment of Rs.71-6-0 in the name of Chandubai on the basis of which the proceedings ~~were start~~ have been completed according to law. A sum of Rs.39-9-3 is shown to be due from the pattedar for the year 1350 Fasli on account of non agricultural item about which an appeal has been filed. This amount depends upon the decision of appeal. Under these circumstances there is no hinderance in granting mutation. Therefore the operations of mutation be made in the Jamabandi of 1351 Fasli and the same should be put up at the time of Jamabandi.

Copy forwarded to the Purchaser of the land Chandu-Bai as an authority.

Yours faithfully,

Sd/-Illegible,
Tahsildar.
15/7

014209

دستاویزی

سرکار آصفیہ

THIRTY RUPEES

1357
1938

منکہ سیدام کوٹی امیر یا ولد سیدام کوٹی بکیا متوفی قوم درزی پیشہ تجارت و زراعت ساکن موضع ملاپور تعلقہ میڑچل ضلع اطراف بلدہ

بصحت ہوش و حواس بلا جبر و اکراہ و بلا شرکت غیرے تنہا لکھ دیتا ہوں میں اراضیات سیر کہ میرے مملوکہ و متصرفہ موروثی اراضیات پٹہ

بموجب تفصیل ذیل (۱۱) قطعہ در یک قطعہ مکان بحدود ہائے موقوعہ سروے نمبر ۶ موقوعہ موضع ملاپور تعلقہ میڑچل ضلع اطراف بلدہ

جزو خاص مبارک حسینو میرے والد نے خرید کر قابض و متصرف تھے بعد انتقال والد ان اراضیات و مکان پر بحیثیت وارث

جائز قابض و متصرف ہوں اور بمقابلہ ورانتا میرے نام ہوا ہے اب ان اراضیات و مکان مذکور کو بوجہ ضرورت ذیل

[illegible] روپیہ سکہ نظامیہ [illegible] و خارجی و داخلی قرضہ

کے جندو بائی صاحبہ زوجہ نیکلٹ [illegible] کی موضع مذکور کو معہ بیع و فروخت کر دیا از زمن کے متعلقہ قبل ازیں

مبلغ (۱۵) [illegible] روپیہ سکہ نظامیہ متعلقہ صاحبہ سے وصول پایا باقی مبلغ (الصاد) سکہ نظامیہ روپیہ

[illegible] وصول پایا اور طرح کامل زر ثمن متعلقہ صاحبہ سے وصول پا کر حوالہ مبیعہ

بر ذمہ متعلقہ صاحبہ کر دیا ہوں [illegible] مطالبات سرکاری و خانگی سے پاک و صاف ہے اگر اس کے برخلاف

کوئی قرض وغیرہ پیدا ہو تو [illegible] متعلقہ میں درخواست راضیانہ پیش کر کے حسب

[illegible] متعلقہ صاحبہ [illegible] بیعنامہ کے بیان میں [illegible] اور میرے ورثاء و قائم مقامان قانونی و شرعی کو کسی قسم

کا کوئی عذر و شبہ کرنے کا حق نہ ہوگا اگر کریں تو از روئے تحریر ہذا باطل متصور ہوگا لہذا ازیں جہت یہ بیعنامہ کے لکھ دیا ہوں

تاکہ آئندہ سند رہے اور وقت ضرورت کام آوے فقط المرقوم ۱۸ فروردی سنہ ۱۳۵۵ ف

تفصیل اراضیات مبیعہ

سروے نمبر	موروثی	محاصلی	موضوعہ	[illegible]
۱	[illegible]	[illegible]	کوڑی رانی بہادری	[illegible]
۲	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

۹۸۸

تاریخ نزول اقامت خانه قیمت [illegible] نام خریدار [illegible]

۱۸ فروردین [illegible] سید [illegible] سید کوثی ایریا ملتان [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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[illegible]

[illegible]

[illegible]

[illegible]

TRANSLATION FROM URDU TO ENGLISH

NON JUDICIAL STAMP PAPER OF H.E.H. THE NIZAM'S GOVERNMENT
VALUE Rs.30/-. 1938 Year.

014209

Vendor's signature in Telugu
Selamkoti Eerappa.

SALE DEED

I, Selamkoti Eerappa S/o. Selamkotti Bakkaiah, (late) Caste: Tailoring and Occ: Business & Agriculture, R/o. Village, Mallapur, Medchal, hereby with my sound health and good senses without any pressure from any side without any one's partnership I personally myself executes this document of sale deed that my owned possessed ancestral agricultural patta land as detailed below (11) Part and parts of fields and one part as R.C.C. with roofed house situated at Sy.No.67, village Mallapur, Taluka Medchal Dist. Atraf Balda Sarfekhas Mubarak which was purchased by my father as a owner and possessor and was having the said property after his death I am the owner and possessor of these agricultural patta land and the R.C.C. House as his legal heir and successor real as owner and having possession and it is in my use and patta also transferred in my name by Revenue Authority. Now I would like to sell these agricultural patta land along with R.C.C. house which is my personal requirement and need of my private needs for a total amount of Rs.2,720/- (Rupees two thousand seven hundred and twenty only) in O.S. with all my internal and external rights of ownership in respect of the said property. I have sold to one Smt.Chando Bai Saheba W/o. Venkat Narsimha Rao Sahab R/o. the said village, already sold and executed sale deed document and out of the total sale amount in past I have already received in cash Rs.1220/- (Rupees one thousand two hundred and twenty only) in O.S. with her who is Vendee and the remaining amount with the vendee i.e., Rs.1500/- in O.S. I have received already before Asst.Registrar Atraf Balda. In this way I have received total sale amount of Rs.2,720/- in O.S. from the said Vendee and also given in her possession the whole property sold to her. The said property is free from all demands either by Govt. or private. In future about the said property ownership if any dispute arises I will face all the consequences and I will be held responsible on my own and I will also get the

...2.

TRANSLATION DOCUMENTATION SKT

TRANSLATOR
SRI KRISHNA TRANSLATIONS
5-4-484, Nampally Stn Rd, Hyd-1
Ph: 40209357, (Res) 24739937

land patta get transferrred in her name by applying to the Tahsildar Taluka Medchal by applying to the Tahsildar as per rules and get the patta transferred in Vendee's name, on the basis of this document sale deed, since the correct sale deed in her name I myself or my legal heirs and successors as per law and Hindu Shastras have no claim in document as null and void.

So, I have executed this final sale deed for requirement of vendee, Sale Deed document executed on 18th Farwardi, 1350 Fasli.

Boundaries are as mentioned below :- of the agricultural land sold etc.

Now — old	Survey No.	Area	Land Revenue	Known as
1 —	1	AC-1-36 Gts.	Re.1-14-0	Kawwadi Vani Bahadi Dry land.
2 —	2	Acs-6-20 Gts.	Rs.5-8-0	-do- -do-
102 —	82	Acs.6-32 Gts.	Rs.4-0-0	Named as Bahadi Vani
182 —	147	Acs.2-7 Gts.	Rs.1-4-0	Maqta Known as Bahavi
183 —	148	0.30 Gts.	12-Annas	-do-
184 —	149	Ac.1-11 Gt	Rs.1-4-0	-do-
185 —	150	Ac.1-27 Gt.	Re.1-12-0	-do-
190 —	154	Ac.1-23 Gt.	Rs.17-0-0	Marri Bhavi Wet land
191 —	155	Ac.1-34 Gt.	Rs.21-0-0	-do-
N/A	4	Ac.9-36 Gt.	Rs.8-0-0	Madi Bhavi Dry land.

Total : 11 parts. fields Area area : Acs.41-30 Gts.

Total Pan : Rs.71-6-0.

Sd/-in Telugu by Vendor
Selamkoti Eerappa.

Sd/-Witness No.1. in Urdu (Fakeer Mohd.).

Sd/-Witness No.2. Clerk in HEH The Nizam Private Estate.in Urdu.

Sd/- Narayan Rao Asst.Supdt.HEH The Nizam Private Estate, Atraf Balda.

Sd/-in Telugu, Talari Beerappa.

Stamp No.014209.

Sd/-by Vendor in Telugu as Selamkoti Eerappa.

contd..3.

TRANSLATOR
SRI KRISHNA TRANSLATIONS
5-4-484, Nampally Stn Rd. Hyd-
Ph: 40209957, (Res) 24739937

Non-judicial stamp paper purchaser's name :
Neelamkotti Eerappa R/o.Mallapur,
for : himself. Value of Stamp paper : Rs.30/-
Date of sale 18th Farwardi, 1350 Fasli.
Serial No. of Vendor 988.

REMARKS OF ASST:REGISTRAR : ATRAF BALDA DISTRICT.

This sale deed document submitted in my office of the Asst. Registrar Atraf Balda Dist. by Sri Selamkoti Eerappa., on 18th Farwardi, 1350 Fasli. Sd/- Asst.Registrar.
equal to 22nd Moharram, 1360 Hij ri on Wednesday between 3.00 to 4.00 P.M. at Asst. Registrar's office, Registrar Atraf Balda East,
Sd/-by Asst.Registrar Atraf Balda in Urdu.
Sd/-by Selamkoti Eerappa in Telugu, before Sub-Registrar.
Sri Selamkoti Eerappa s/o. Selamkotti Bakkaiah, (Late) Caste: Tailoring, aged 37 yrs, Occ: Agriculture, R/o.Mallapur Taluka Medchal Dist.Atraf Balda for total amount of Rs.2,720/- in O.S. the Vendor Sri Selamkoti Eerappa admitted that he has executed this sale deed document and also received the remaining amount of Rs.1,220/- in O.S. before Asst.Registrar, Atraf Balda, totally he has received the total amounat from Vendee Smt.Chando Bai Saheba wife of Venkat Narasimha Rao and the amount received from Venkat Narsimha Rao husband of Vendee, aged 40 years, Caste: Hindu Brahmin, Deshmukh, R/o. Mallapur.
Sd/-by Asst.Registrar Atraf Balda.
Sd/-in Telugu by Vendor Selamkotti Eerappa
Sd/-in Telugu by Vendee's husband Venkat Narsimha Rao.
Remaining amount of Rs.1,220/- in O.S. received by Vendor and paid by Vendee's husband.
Seal of Registrar Balda.
Sd/-Witness No.1.
Sd/-Witness No.2.
This document got registered under No.234 of Page No.99 & 100 Book No.4, (1) Volume No.4, for the year 1350 Fasli, document got registered on 18th Farwardi, 1350 Fasli equal to 22nd Moharram 1360 Hijri on Wednesday.
Sd/-by Asst.Registrar in Urdu.
Seal of Office of the Registrar Atraf Balda. 1290.

// Correct translation from Urdu //

TRANSLATOR
SRI KRISHNA TRANSLATIONS
5-4-484, Nampally Stn Rd. Hyd-1
Ph: 40209957, (Res) 24739937

014209

دستاویز

سرکار آصفیہ

SALIMATY RUPEES

1357
1938

کہ سیلم کوٹی امیر باولد سیلم کوٹی بکیا متوفی قوم درزی پیشہ تجارت و زراعت ساکن موضع ملاپور تعلقہ

لعبت ہوتس و حواس بلا جبر و اکراہ و بلا شرکت غیرے تنہا لکھدیتا ہوں میں اس بات پر کہ میرے مملوکہ و متصرفہ موروثی اراضیات پٹہ

بموجب تفصیل ذیل (۱۱) قطعہ و ایک قطعہ مکان بجنت (۱۱) موقوعہ سروے نمبر ۷ موقوعہ موضع ملاپور تعلقہ میڑچل ضلع اطراف بلدہ

حرفوخاص مبارک خیلو میرے والد نے خرید کر قابض و متصرف تھے بعد انتقال والد ان اراضیات و مکان پر بحیثیت وارث

جائز قابض و متصرف ہوں اور پٹہ کتابت اراضیات میرے نام ہوا ہے اب ان اراضیات و مکان مذکور کو بوجہ ضرورت ذاتی

[illegible] روپیہ سکہ نظامیہ [illegible] و خانگی و مذہبی [illegible]

کے ہندو بائی [illegible] ساکن موضع مذکور کو معہ بیع و فروخت کر دیا زر ثمن کے متعلق قبل زرین

مبلغ (الف) [illegible] روپیہ سکہ نظامیہ متعلقہ [illegible] سے وصول پایا باقی مبلغ (الف صاد) سکہ نظامیہ روپیہ

[illegible] وصول پا کر جائداد مبیعہ

[illegible] سرکاری و خانگی سے پاک و صاف ہے اگر اس کے برخلاف

کوئی نزاع وغیرہ پیدا ہو تو [illegible] مال متعلقہ میں درخواست رائے نامہ پیش کر کے حسب

[illegible] کی قسم

کا کوئی عذر و حیلہ کرنیکا حق نہ ہوگا اگر کریں تو از روئے تحریر ہذا باطل متصور ہوگا لہذا از راہ [illegible] یہ تحریر لکھدیا ہوں

تاکہ آئندہ سند رہے اور وقت ضرورت کام آوے فقط المرقوم ۱۸ فروردی سنہ ۱۳۵۷ ف

تفصیل اراضیات مبیعہ

سروے نمبر	موروثی	حاصلی	موقوعہ
۱	[illegible]	[illegible]	کوڑی والی بہادری
۲	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

۹۸۸
۱۱۱

تاریخ فروخت اقسام کاغذ قیمت اسٹامپ نام خریدار معرفت [illegible]

۱۸ [illegible] مسمی [illegible] روپیہ [illegible] سیلدم کوٹی ایریا ملدپور [illegible]

[illegible] ۱۶ [illegible] ۱۳ [illegible]

[illegible] ۱۳ [illegible] ۶ [illegible] اجازت یافتہ [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

No.72.Camp Malkajgiri. Dated: 15th Khurdad 1351 Fasli

File No. 145/38/Jamabandi /1350 Fasli.

To

The Mukhadam Patwari
of village Mallapur
Taluka North.

Sub: Razinama of Sailamkoti Veerappa regarding the transfer of patta in the name of Chandu Bai of village Mallapur.

- - -

Sir,

In reply to your report No.20 dt. 9th Khurdad 1351 F in the above mentioned subject I have to state that the pattedar Veerappa submitted an application for the transfer of land bearing Survey Nos. 1, 2, 4, 67, 82, 147, 149, 150, 154, and 155 measuring 46 acres and 30 guntas, carrying an assessment of Rs.71-6-0 in the name of Chandubai on the basis of which the proceedings ~~were start~~ have been completed according to law. A sum of Rs.39-9-3 is shown to be due from the pattedar for the year 1350 Fasli on account of non agricultural item about which an appeal has been filed. This amount depends upon the decision of appeal. Under these circumstances there is no hinderance in granting mutation. Therefore the operations of mutation be made in the Jamabandi of 1351 Fasli and the same should be put up at the time of Jamabandi.

Copy forwarded to the Purchaser of the land Chandu-Bai as an authority.

Yours faithfully,

Sd/-Illegible,
Tahsildar.
15/7

۹۸۸/۷۷ تاریخ زوجیت اقسام عقد قیمت کاغذ نام خریدار مشخصات [illegible]

۸ [illegible] [illegible] [illegible] ملایر [illegible]

[illegible]

[illegible] ۱۳۰۶ [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

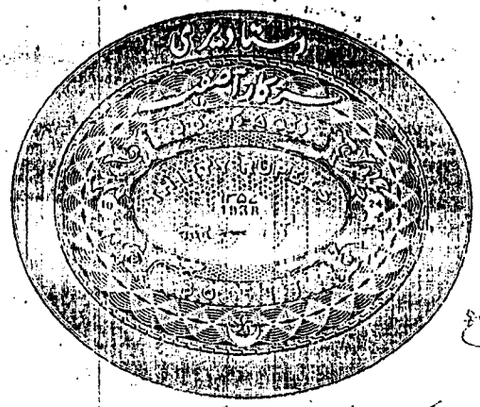
[illegible]

۱۰۰۶۹۹

[illegible] ۱۳۰۰ [illegible]

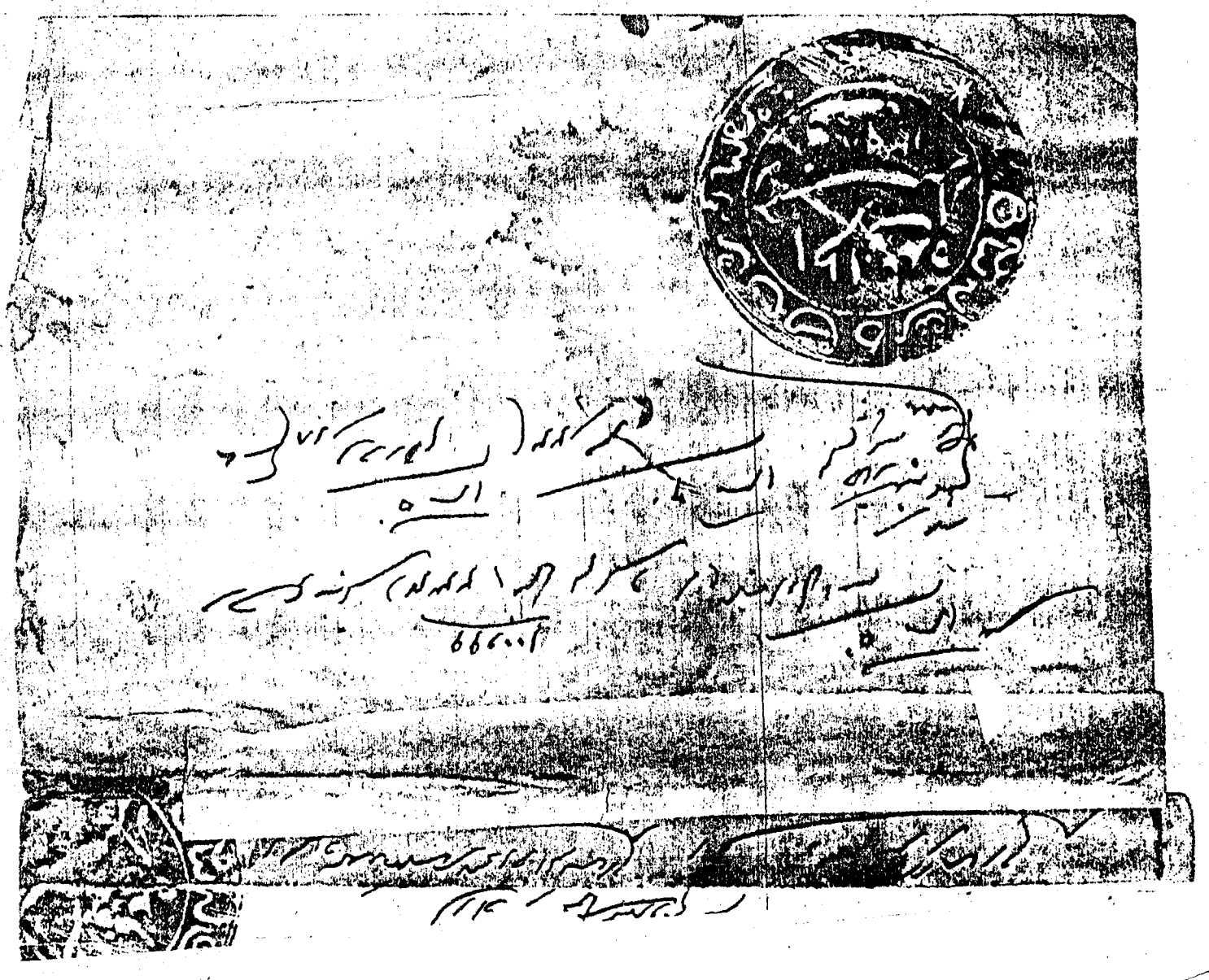
[illegible] ۱۳۰۶ [illegible] چهارشنبه [illegible]

014209



فصل اراضیات بیعہ

سلسلہ نمبر	موازی	حاصل	موضع
۱			
۲			
۱۴۷			
۱۴۹			
۱۵۰			
۱۵۴			
۱۵۵			



Notes
Mayflower Heights

Sy No	Owner	Land Use	Extent as per MRO survey	Old Survey no or Mazi no.	Extent as per sale deed	Extent as per pahanni	Extent as per Pass book	Extent as per tippan	Mutation order
1/1	M Geetha	Residential & Road	1-39	1	1-36	1-39	1-39	7-00	1-39
2/1/1	Ramana Rao	~~22~~ 6	1-14	2	6-20	4-21	0	6-28	5-29
183	Narshima Rao	Dry Agri	0-30	148	0-30	0-36	0-36	0-36	0-36
184	Ramna Rao	Dry agri	0-14	149	1-11	1-22	0-22	1-22	0-22
190	Suneetha	Dry agri	1-16	154	1-23	1-26	1-26	1-26	1-26
191	Suneetha	Residential	2-07	155	1-34	2-07	2-07	??	2-07

82 67

Letter from the office of the Tahsil Taluka North District Atraf Balda Sarfekhas Mubarak.

No.72. Camp Malkajgiri. Dated: 15th Khurdad 1351 Fasli

File No. 145/38/Jamabandi /1350 Fasli.

To

The Mukhadam Patwari
of village Mallapur
Taluka North.

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Sir,

In reply to your report No.20 dt. 9th Khurdad 1351 F in the above mentioned subject I have to state that the pattedar Veerappa submitted an application for the transfer of land bearing Survey Nos. 1, 2, 4, 67, 82, 147, 149, 150, 154, and 155 measuring 46 acres and 30 guntas, carrying an assessment of Rs.71-6-0 in the name of Chandubai on the basis of which the proceedings ~~xxxx xxxxx~~ have been completed according to law. A sum of Rs.39-9-3 is shown to be due from the pattedar for the year 1350 Fasli on account of non agricultural item about which an appeal has been filed. This amount depends upon the decision of appeal. Under these circumstances there is no hinderance in granting mutation. Therefore the operations of mutation be made in the Jamabandi of 1351 Fasli and the same should be put up at the time of Jamabandi.

Copy forwarded to the Purchaser of the land Chandu-Bai as an authority.

Yours faithfully,

Sd/-Illegible,
Tahsildar.
15/7

DECREE

In the court of the Prl.Subordinate Judge, R.R.Dist.

Present: Sri S.Jagannadham,B.Com.,LL.B.,
Prl.Sub judge

Dated this the 14th day of November, '88

O.P. 68/87

Between:

Chandubai w/o late Venkat narsimharao hindu aged about 66yrs., Occ; household and agrl., r/o Mallapur village, Hyd.EastTq., Hyderabad Dist.,

petitioner/claimant

and

Special Dy.Collector, L.A.(Ind)Hyderabad near Mozamjahi market, Hyderabad.,

respondent

Petition filed U/s 18 of Land Acquisition Actin respect of land Ac.6-01gts. in Sy.No.2/1, 4/1, 82/1, 177/1 and 182 situated at Mallapur village, Rangareddy District which has been acquired by the Industrial Department for the purpose of Industrial Development.

Petition filed on:20.3.87 petition numbered on:20.3.87
Reference received on 13.3.87

This petition coming on 7.11.88 beforeme for ~~final~~ hearing

correc., ...

...2/-

in the presence of sri Vithalreddy, advocate on behalf of the petitioner and of sri Mohanrao, govt.pleader on behalf of the respondent and thematter having stood over for consideration till this day, the court doth order and decree that the respondent/referring officer do pay to the peitioner/claimant as per theamount passed by this court is as follows:-

1. That the claimant is entitled to the market value at the rate of Rs.8/- per sq.yard to the acquired land.

2. That the claimant is entitled to 30% solatium on the market value fixed by this court.

3. That the claimant is also entitled to the additional amount of Rs.12% p.a. from the date of notification i.e. ~~27x8x68~~ 27.5.68 till the date of award 2.8.76.

4. That the claimant is also entitled to interest @ Rs.9% p.a. from the date of possession i.e.24.8.67 till the expiery of one year and thereafter @ 15% p.a. till the date of realisation.

5. That the respndent do pay a sum of Rs.2,022/- to the claimant towards prportionate costs of the claim petition.

correc., /3/

/3/

6. The Govt. pleader is entitled to fees as per rules.

7. The time for deposit is 3 months from today.

Given under myhand and the seal of the court on this the 24th day of November, '88.

sd/-
Prl.Subjudge,
R.R.Dist.

Memo of costs

	for petitioner/claimant	Respondent
stamp on petition	-	
do power	2/-	
Advocate fee	2000/-	
preparation of Exhibits	20/-	
Total Rs.	2022/-.	

sd/-
Prl.Sub-judge,
R.R.Dt.

certified to be true copy
copying supta.
9/2/89

tb
rb
cb
co.rec.,

COURT FEE INDIA 60 PAISE

In the court of the Principal Subordinate Judge: R.R.Dist.

Present: Sri S.Jagannadham, B.Com., LL.B.,
Principal Subordinate, Judge:

Dated this the 24th day of November, 1988

O.P. 58/87

Between:

Smt. Chandu Bai. ..Petitioner/claimant

Vs

Special Dy, Collector, L.A. (Ind)
Hyderabad. ..Respondent

This petition coming on 7-11-1988 before me for hearing in the presece of Sri Vithal reddy, Advocate on behalf of the petitioner and of Sri Mohan Rao, Govt. Pleader on behalf of the Respondent, and the matter having stood over for consideration till this day, the court delivered the following:-

correctiond

cont. 2

Judgment

This reference has been made by Special Deputy Collector (L.A) under section 18 of Land Acquisition Act.

2. The brief facts of the reference are that the Government have acquired 6 acres 01 gunta of land our of S.Nos . 2/1,4,/1, 82/1, 177/1 and 182 situate at Mallapur village in R.R.District belonging to the claimant (PW1) for the purpose of industrial development. The draft notification u/s 4(1) of the Land Acquisition Act was published in the official gazette on 27-5-1968 . The claimant claimed before the LAO at the rate of Rs. 15/- per Sq. yd. but the LAO has awarded a sum of Rs. 5/- per square yard — vide his award dt. 2-8 -1976 and possession of the land was taken over by the government on 24-8-1967. The claimant received the award amount under protest and aggrived

corrections. Then only

cont. 3

by the award filed ~~the award amount under~~ protest and aggrived by the award filed a reference petition u/s 18 of the Land Acquisition Act to refer the matter to a Civil Court of Law for fixation of just and reasonable compensation. That is how the matter has come up before this court for consideration.

3 The government have filed counter stating that the development of the area had taken place long after the acquisition of the lands and prior to that there was no value for the acquired land, that the market value fixed by the LAO is in accordance with the then prevailing market rate, that claimant is not entitled to 12% additional amount and therefore the claim of the claimant be rejuected by confirming the award passed by the LAO.

4x. The points that arise for consideration are:

1. At wher rate the compensation is payable to the acquired lands?

cont. 4

corrections.

3. To what relief?

5. On behalf of the claimant PWs. 1 to 3 were examined and Exs. A1 to A4 were marked. On behalf of the respondent RW1 was examined and Ex. B1 was marked.

6. Point No. 1:

PW-1 has stated that at the time of acquistion of his lands the population of Mallapur village was three thousand and the entire village was having agricultural lands of 1800 acres and out of which 1000 acs. belong to the government. He further stated that besides the government land, some 300 to 400 acres of land was acquired from private persons for the purpose of N.F.C., ECIL., HCF and BHEL etc. According to him after the acquisition of the lands for the said puropsesk. only small extent of agricultural land was left over in which paddy, vegetables etc. are corrections.

cont. 5

being grown. He says that S.Nos. 183 and 176 which belong to him are adjacent to the acquired land and they are being cultivated by him. According to him, theire are no sale-transactions in their village as there were small holdings and also because the major portion of the has been acquired by the government. He says that Meerpet, Nacharam, and Malkajgiri are adjacent to Mallapur village and he has filed two sale-deeds pertaining to Meerpet village which according to him is at a distance of half-a-kilometer from his village Mallapur. He stated that on B. Balamani sold 300 sq. yds for a sum of Rs . 2,000/- to one Manemma through registered sale -deed dt. 21-7-1966 our of S.No. 7[illegible]. Ex. A1 is the certified copy of the said sale-deed. He also says that

Corrections.

cont. 6

that one B.Mettayya sold 300 Sq. Yds. for Rs. 2,000/- out of S.No. 7 situate at Meerpet to one Kapaka Veerayya through Registered sale-deed dt. 11 -8-1966. Ex. A2 is the certified copy of the said sale-deed. The claimant has also filed village map (blue print) of Mallapur, which is marked as Ex. A3 which shows that location of acquired land and Meerpet village. PW1 claims that the entire village land was made into plots and houses were built and the land adjoining his acquired land his being sold at rate of Rs. 80 to 100 /- per sq yard He prays for compensation at the rate of 150 per sq. yd. alsong with all statutory benefits that are available under the amended act of Act of 1984. He denied the suggestion that the lands covered by A1 and A2 stand on a better fooling and they

corrections only

cont. 7

fetech more potential value than the acquired lands. He also denied thesuggestion that the lands covered by Ex. A1 and A2 are far away from the acquired lands. PW2 chandrayya has stated that he attested the sale-deed dt. 21-7-1966 under which one Menemma purchased 300Sq. yds. situate at Meerpet village from one Balamani for consideration of Rs . 2,000/-. He says that the purchaser paid the consideration amount of the vendor and took delivery of possession of the land From the evidence of PW.2 it is clear that the claimant has proved Ex. A1 as required under law. PW.3 , R.Veerayya has stated that he purchased 300Sq.yds. in S.No. 7 situate at Meerpet village from one Budda Mekaiah for a consideration of Rs. 2,000/- through registered sale-deed

corrections.

cont. 8

dt. 11-8-1966 and Ex. A2 is the certified copy of the sale-deed. There is nothing to show that the land covered by Ex. A1 & A2 and the acquired land in not similar in nature and potentionlity. Therefore the is not reason-as to why the value mensioned in Ex. A1 A2 cannot be taken into consideration The claimant claimant claims at the rate of Rs. 15/- per sq.yd. but the sale-deeds Exs. A1 and A2 filed by the claimant show that each square yard was sold at the rate of Rs. 6,60 ps. Ex. A1 is dt. 21-7-66 where as Ex. A2 dt. 11-8-1966. The draft notification in respect of acquired lands was published on 27-5-1968. It is contended by the learned counself for the claimant that as many industries have come up in the village withing a short period, there was escalation of prices in many folds and therefore the claimant may be awarde

corrections.

cont. 9

at the rate of Rs. 15/- per sq.yd. It is held in AIR. 1979, supereme Court, page 869 that the estimation of market value in many cases must depend largely on evaluation of many imponderables and hence it must be necessarily be to some extent a matter of conjuncture or guess. " The learned counself o for the claimant has contended that we cont cam that into the consideration the increase in the potential o value ~~in~~ for determining the ~~markent~~ market value and it is held in ~~all India~~ AIR ~~B~~ 1986 Delhi page 140 that

" In assessing value for purposes of compensation, the essential inquiry must be what is the property worth in the market, viewed not merely

corrections. ~~10~~ 10 [illegible]

(10)

with reference to the uses to which it is at the time applied, but also with reference to the uses to which it may be devoted in further. potentiality is a true element of value. It includes probabilities, possibilities and prospects. The value of the land in the neighbour hood or adjuining areas is also to be taken into consideration for it may be relevant to a greater or lesser degree. The possibility that the authorities under the Reforms Act would have given permission to build on the land has also to be taken into account. Restrictions must be kept in view. The chance of such restrictions being discharged must also be kept in view. "

In another decision reported in AIR 1964 Orissa page 12 it is held that " in awarding compensation for the acquired land the potential value of the land should also be taken into consideration fixing its market value. By potential value is

corrections. half line missed and Turn over cont. 11

means the value on account of the uses to which the land may be put in future. The value of the land should not depend on the actual use to which it waws put on the date of the notification u/s 4 (1). Where the land in question is d admittedly situated on the outskirts of a town which is growing and the area in which the land is situated is also developing as an industrial site, and the land was purchased by the owner not for agricultural purposes, but for the establishment of a work shop or industry, the land should be valued not merely as a vegetable a garden but also with reference to other uses to which it can be put in future. "

The land covered by Exs. A1 and A2 is situate at Meerpet village which is adjoining the village Mallapurl Ex. A3 which is blue print map of village Mallapur shows that location of both villages and the

corrections.

cont. 12

acquired land. As there are no registered sales at Mallapur village there is no reason as to why the sales of Mallapur i.e. Ex.A1 and A2 cannot be taken into consideration in determining the market value for the acquired land. The price mentioned in Ex. A1 and A2 is Rs. 6.66 per sq.yd. which is about two years prior to the date of notification Therefore as on the date of notification prices must have ~~the~~ gone up. Although the claimant claims compensation at the rate of Rs. 15/- per Sq. yd I fell it would be just and proper to fix the market value at Rs.8/- per Sq. yd. having regard to ~~me~~ the increase ~~in~~ ~~ease~~ in prices and potential value. In this case the land is acquired only for the purpose of laying road and therefore there is not need to make any deduction

corrections.

cont. 13

any deduction for providing amenities.

In the result, I fix the market value at Rs. 8/- per sq.yd. Therefore this point is answered accordingly.

7 Point No. 2:

By the Land Acquisition (Amendment) Act 1984 which received the assent of president of India on 25-9-1984. solatium has been increased by sec. 23 (2) from 15% to 30 %. Therefore the claimant is entitled to 30% on the market value on account of solatium. The LAO has passed the award on 2-8-1976 on which date the amendment Act of 1984 did not come into force Therfore the LAO did not award additional amount of 12% P.A as laid down u/s 23(1-A) of the Act. It is held in AIR 1986 karnataka page 179 (F.B) AIR 1986 Bombay page (1), AIR 1986 punjab and Haryana corrections.

cont. 14

page 305 and 1987 (1) ALT page 137 (F.B.) that "the payment of additional amount of 12% under Sec. 23 (1-A) is applicable to all pending cases whether on reference or an appeal to court. " Therefore the claiment is entitled to the additional amount at the rate of 12% pa..

According to S. 23 (1-A) the additional amount ~~another~~ has to be paid from the ~~me~~ date of notification ~~on~~ the date of taking ~~from~~ possession or passing of award which ever is ~~at~~ earlier

In the instant case, the possession was taken over by the government on 24-8-1967 which is earlier to paying of ~~award~~ award but the High Court of A.P. in W.A. No. 1557/87 has held "that the benefit of additional amount cannot be awarded from the date earlier that the date of 4(1) notification even though the possession was taken earlier to Sec. 4(1) ~~not~~ notification. The amount u/s 23(1-A) has to be paid

corrections. Four only.

cont. 15

from the date of notification to the date of award.

" therefore the claimant is entitled to the additional amount of Rs. 12% pa. from the date of notification till the date of award . By virtur of Sec. 28 of Act, the claimant is also entitled to interest at the rate of 9% from the date of taking possession of the land till one year and thereafter at the rate of 15% on the amount fixed by this court.

In the result, this point is answered accordingly.

8. In the result, the reference is allowed answering as follows:-

a) The claimant is entitled to the market value at the rate of Rs. 8/- per sq. yd. to the acquired land.

cont. 16

corrections.

b) The claimant is entitled to 30% solatium on the market value fixed by this court.

c) The claimant is also entitled to the addl. amount of Rs. 15% p.A. from the date of notification i.e. 27-5-1968 till the date of award i.e., 2-6-1976.

d) The claimant is also entitled to interest at the rate of Rs. 9% p.A. from the date of possession i.e., 24-3-1967 till the expiry of one year and thereafter at the rate of Rs. 15% p.A. till the date of realisation.

e) Whatever has already been paid on account of market value, solatium, and interest shall be deducted.

f) The claimant is entitled to proportionate costs. The G.P. is entitled to fees as per Rules.

corrections.

cont. 17

6) The time ~~for~~ for deposit is 3 months from today.

Dicated to the Steno-typits, transcribed by her, corrected and pronounced by me in the open court, on this the 24-11-1988.

Sd/-
prl. Subordinate Judge:
R.R.Dist.

Appendix of evidence

Witnesses Examined

For Petitioner	For Respondent
PW-1 Venkata Rama Rao	RW-1 G.Sajuddin
PW-2 Chandraiah	
PW-3 R.Veeraiah	

Exhibits Marked

Ex. A1 CC of Regd. Sale-deed
Ex. A2 CC of Regd. Sale-deed
Ex. A3 Village map
Ex. A4 Original G.P.A.

NIL

Sd/-
Principal Subordinate Judge,
R.R.District.

corrections.
R.by.
T.by. M.Ar
C.by.

//Certified to be true copy//

copying Superintendent
9/2/89