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REF

Dt. 30-11-2005

To
M/s. Modi Properties P.Ltd.,
Secunderabad.

Kind attn. Mr. Soham Modi.

Sir,

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Enclosed please find two independent legal opinions in respect of

- Land in Sy.No.19 of Mallapur Village, Uppal Mandal, R.R.Dist.
- Land in Sy.No. 82/1, of Mallapur Village, Uppal Mandal, R.R. Dist.

The contents of the same are self-explanatory.

I am not happy about the stalk reply that P.T. Register being not available in the office of the Mandal Revenue Officer, which is being given in respect of sy.No.82/1 as well as in Sy.No.19/1. However in respect of Sy.No. 82/1, as seen from the entries in the Khasra Pahani, Rakshita Kauldars name is mentioned therein and as such the said matter requires further investigation. In so far as the land in Sy>no.19 is concerned, the same appears to be clear.

Detailed independent opinions relating to the same are enclosed herewith.

Please arrange to send a sum of Rs. 20,000/- towards our professional charges for investigation of title, examination of documents and furnishing opinion which includes out of pocket expenses also.

The records furnished by you are returned herewith.

Yours faithfully,

Encl: as above.


SUNIL B GANU

Dt 30-11-2005

OPINION RELATING TO LANDS IN SY.NO. 82/1 OF MALLAPUR VILLAGE
UPPAL MANDAL, RANGA REDDY DISTRICT BELONGING TO
MS. GEETA

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I] Perused the Xerox copies of the following documents:

- 1] Khasra Pahani for the year 1954-55.
- 2] Chesala Pahani for the year 1955-58
- 3] Pahanis for the year 1960-61, 1965-66, 1970-71, 1980-81, 1985-86, 1990-91, 1995-96, 1999-00,
- 4] Record of Rights
- 5] Mutation orders dated 18.5.1994 in proceedings No. ROR/Rectification/5/94
- 6] will Deed Dated 9-6-1992 executed by Smt. Chandubai..
- 7] Mutation order dated 16.Kurdad 1351 F in file No.145/38/Zamabandi.
- 8] Orders passed by Land Reforms Tribunal, Hyderabad East Division in CC No.2252/E/75 dated 23-3-1976
- 9] Orders passed in Op No.68/1987.
- 10] Pattedar Pass Book and Title Deed Pass Book under Patta No.24.
- 11] Land Use Certificate dated 7.11.2005 issued by HUDA.
- 12] Memo dated 10-11-2005 in File No. 266 of 2005 issued by MRO, Uppal Mandal.
- 13] Certificate issued by Office of the Special Officer & Competent Authority, ULC dated 30.8.1979.

II] FLOW OF TITLE

As seen from the letter dated 15th Kurdad 1351 Fasli in file No.145/38 /Jamabandi /1350fasli originally the lands in Sy.No.1,2, 4, 67, 82, 147, 149,150,154,155 admeasuring Ac.40.36 gts. were standing in the name of Veerappa. As per application the above referred lands were transferred and mutated in the name of Smt. Chandubai.

As seen from the Khasra Pahani for the year 1954-55, Smt. Chandubai W/o. Venkata Narasimha Rao, has been recorded as Pattedar in respect of land admeasuring Ac. 10.02 gts. in Sy.No.82/1, and in possessors' column, names of Golla Anjaiah, Avula Chandraiah have been recorded as Protected Tenants/Rakshitha Kauldar in possession. As seen from Chesala Pahani and other pahanis, Smt. Chandubai is shown as pattedar and possessor.

Smt. Chandubai has filed a declaration before the Land Reforms Tribunal under Agrl.Land Ceiling Act declaring Sy.No.82/1 as belonging to her. The Land Reforms Tribunal has passed order on 23.3.1976 determining that Smt. Chandubai does not hold any land in excess of ceiling act.

The Government of A.P. has acquired lands in Sy.No.2/1,4/1, 82/1, 177/1 and 182 village of Ranga Reddy Dist. For industrial development. Smt.Chandubai has filed O.P. being 68/87 on the file of Prl. Sub Judge, RR Dist. Under Sec. 18of L.A. Act.

Smt. Chandubai has executed a Will dated 9th June 1992 bequeathing her movable and immovable properties to her family members. In so far as the property in Syno.82/1 admeasuring Ac.6.12 gts. is concerned, the same was

bequeathed to Ms. Geetha. After the death of Smt. Chandubai Ms Geeta got mutated her name in the concerned records as per the orders passed by the M.R.O. Uppal dated 18.5.1994 in file No. ROR/Rectification/5/94.

After mutation has been effected Pattedar Pass Book and Pattedar Title Deed Pass Books have been issued to Ms. Geeta.

As per the Letter issued by HUDA 7.11-2005, user of Sy.No.82/1 , part of it is transportation [Railways property] ,minor part residential, minor part [45 mtrs wide road touching Railway Line.

As seen from the memo issued by the M.R.O. Uppal dated 10-11-2005 in file No. CC No./266/2005, it is stated about non-availability of PT register of Mallapur village in the office of MRO Uppal. However, as seen from the Khasra Pahani the names of Golla Anjaiah and Avula Chandraiah have been recorded as Protected Tenants[Rakshita Kauldar] in possession. . As seen from the ROR Smt. Chandubai's name has been recorded as Pattedar and possessor in respect of land admeasuring Ac.10.30 gts.

III] OPINION:

Since the protected tenants' name i.e. Golla Anjaiah and Avula Chandraiah exist in the Khasra Pahani, the authorities have issued Pattedar Pass Book and Title Deed to Ms. Geeta. The matter as to said protected tenants or their heirs has to be further extensively examined. This also becomes necessary as the P.T. Register is stated to be not available, which is not a proper answer to be given by the concerned Revenue Authorities.


SUNIL B GANU