

POLICE DEPARTMENT

From  
Sri Bharath Chandra, IPS.,  
Addl. Director General of  
Police,  
CID, Andhra Pradesh,  
HYDERABAD.

To  
The Secretary to Chief  
Minister,  
Secretariat,  
HYDERABAD.(A.P)

C.No.1801/C16/C11/98, Date.16.12.98.

Sir,

Sub:-Petition of Sri VGK Prasad (Ex.OSD to the  
Dy. CM of A.P) against Kusum Ben Modi and other-  
Enquiry report submission-Regarding.

Ref:-D.O.Lr.No.00519/CMP/1998, dt.17.01.1996.

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As desired in the D.O letter cited the CID has  
caused enquiries into the allegation contained in the petition  
submitted by Sri V.G.K Prasad, Ex.OSD to the Dy. C.M to the  
Chief Minister. The allegations made by the petitioner are  
as under.

1. It is alleged that Mrs. Kusum Ben Modi donated of  
7,848 Sq.Yards of land in Sy.No.37 and part of 38 to  
Sri Gurudev Siddspeeth unauthorisedly. The property in  
Sy.No.37 does not have clean title. In order to convert the  
illegitimate title into a valid one, she transferred the  
entire land to a religious organisation with vested interest  
by creating false documents.
2. The petitioner further alleged that Smt. Kusum Ben Modi  
had brought into existence a fictitious woman as first wife  
of Varikippula Ramaiah and made her and her son Mallaiah protected  
tenant. The existing wife Narsamma and sons Yadagiri and Laxman,  
were managed and they relinquished their rights in favour of  
first wife causing loss to the petitioner and others.
3. It is alleged that the M.R.O Balanagar through an order  
No.B/3/93, dt.09.03.1993 declared the first wife Durgamma and  
her son Mallaiah, as the first wife and son of Varikuppula  
Ramaiah and made them relinquish their rights in favour of

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Kusum Ben Modi. In the process one Yadi Reddy admitted that he impersonated as Varikoppula Mallaiiah under the pressure of Krishna Reddy Ex-Patwari of Begumpet. The petitioner represented to the M.R.O Balanagar, marking a copy to the R.D.O Chevella and Dist.Collector Hyderabad re-pending his admitted imprisonment.

4. The petitioner had also enclosed a detailed petition given by Ingurthy Mohan Rao, Smt.I Sailaja, Mrs.Rupendara mentioning impersonation and manipulations done by Smt.Kusum Ben Modi and charitable organisation of Gurudev Siddapeeth. The petitioner finally requested the Honourable Chief Minister of A.P, to get the matter enquired through C.B.C.I.D and extend justice to the buyers of plots of land purchased from the protected tenants.

Enquiries instituted by the C.B.C.I.D revealed that Nawab Azam Jung Bhadur( Late Syed Azam) the then Principal of Hyderabad City College had purchased 5 acres and 7 guntas of land lying in Sy.Nos.37, 38 and 40 of Begumpet village from Sri Uppu Shivaiah s/o Yellaiah age 55 years r/o Secibad for a consideration of Rs.6,000/- (Rupees six thousand only) Vide document No. 166 of 1344 fasli i.e., 1934. The same was executed on 20th Azar i.e., 20th October, 1934. According to the deed executed by Sri Uppu Shivaiah the land sold by him is a non agricultural land.

Thereafter Nawab Azam Jung sold the land situated in Sy.No.40 and a part of the land in Sy.No.38 to different persons. After selling away part of land in Sy.No.38 and entire land in S.No.40 he retained the entire land of Sy.No.37 and part of land in Sy.No.38 for his personal use. During the year 1958 Nawab Azam Jung sold the entire land in Sy.No.37 and part of 38 to Marcharis Veerabadra Rao s/o M.Chidambarsiah 22 years r/o H.No.2517 Hills Street Secunderabad. The total extent of land

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This gift deed was registered as document No.1552 on 7th day of July, 1975 of book No. I Vol.No.15 pages 452 to 455 of Sub-Registrar Office Marepally.

The Gurudev Siddapeeth had also filed petitions for exemption under the urban ceiling Act. The special Officer and competent authority for urban land ceiling has also exempted the land vide proceeding No.F2/4/93,dt.09.09.1993 U/s 19(1) (IV) of the act as long as the land is utilised for the purpose of the trust. In case the trust intends to alienate the property, the trust should obtain prior permission from the Government. Thereby the allegation that Smt.Kusum Devi had manipulated the record and lastly donated the property to coverup the manipulations is with out basis and is held not substantiated.

The allegation No.2 and 3 were enquired with reference to the record available with the M.R.O Balanagar and the office of R.D.O, Chevella. It is seen from the records that during 1983 while Sri A.Narasaiah was the Tahsildar of Vallabhanagar. Tahsil, Varikuppula Narsamma and her sons Varikuppula Yadgiri and Varikuppula Laxman filed a petition before Tahsildar Vallabhanagar that their father Varikuppula Ramaiah was the protected tenant of Sy.No.37 of Begumpet villege and they being the legal heirs of the late Varikuppula Ramaiah should be accorded the legal heir certificate for protected tenancy.

The Tahsildar Vallabhanagar Sri A.Narasaiah ( Now Retd.) had taken up the application of Varikuppula Narsamma, V.Yadagir and V.Laxman on record and commenced the enquiry. During enquiry the Tahsildar without causing extensive enquiries as contemplated issued a legal heir certificate to the applicants i.e., V.Narsamma and her sons vide order No.B/3331/84,dated 24.12.1984. The certificate was issued U/s 40(2) of the Telangana area tenancy and agricultural lands act 1950. However before obtaining the legal heir certificate on 24.12.1984, obviously with the collusion

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Sri T.Nand Kishor Singh s/o Moti Singh age 35 years r/o H.No.28-6-748 Laldarwaza, he purchased 200 Sq.Yrds. of land for sale consideration of Rs.46,000/- from Varikuppula Yadagiri s/o V.Ramaiah. The sale deed executed on 10.3.1987.

2) Mrs. Rupendara w/o Nand Kishor Singh, 34 Yrs. r/o H.No.18-6-748 Laldarwaza, she purchase 296 Sq.Yrds. of land from V.Narsamma for sale consideration of Rs.50,000/-. The sale deed was executed by P.Sudershan G.P.A of N.Narsamma on 20.8.1988. 3) Sri V.G.K. Prasad s/o Late Vesweshwara Prasad 60 Yrs. Occ.Retd.Govt. Officer r/o Banjara Avenue Road No.1 Banjara Hills had entered into a agreement of sale on 7.2.1985 for purchasing a plot of land measuring 942 Sq.Yrds in Sy.No.37 for a sale consideration of Rs.2 lakhs fifty thousand and paid an advance of Rs.1,50,000/- to P.Sudershan s/o P.Pentaiah r/o Musheerabad G.P.A V.Narsamma and her sons V.Yadagiri and Laxman.

The sale of plots mentioned in serial No.1 and 2 and the agreement of sale mentioned at Sl.No 3 were executed by the protected tenants of Sy.No.37 of Begumpet village and their G.P.A while they were restrained under an injunction by the court of Prl.Subordinate Judge, R.R.Dist. from interfering alleging encumbring, changing the physical features of the land in Sy.No.37 of Begumpet village.

While the matter stood thus two claimant namely V.Durgamma and V.Mallaiah had filed petition before M.R.O that they are the real claimants of tenancy in Sl.No.37 of Begumpet(V) being the first wife and son of V.Ramaiah. The M.R.O Sri G.Madhusudan had conducted a domestic enquiry and recorded the statements of one independent witness and the claimant V.Laxman and passed an order Vide No.B/129/92. dt.21.3.1992 awarding half of the

Again during 1993 a petition was filed by V.Durgamma and V.Mallaiah s/o Late V.Ramaiah that V.Laxman and V.Yadagiri (i.e, Sons to second wife of V.Ramaiah) voluntarily relinquishing their share in this favour. The M.R.O G.Narshina Reddy recorded the requests made by V.Durgamma and V.Mallaiah on one side and V.Laxman and V.Yadagiri on other side and passed orders vide file No.B/3/93 dated.9.3.1993 awarding the entire right of protected tenancy in S.No.37 to V.Durgamma and V.Mallaiah, P.Sudershan did not object to it though he sold the plots of land to Nand Kishor Singh Mrs.Rupendara and entered into an agreement of sale with VGK Prasad.

After becoming absolute owner of the right of protected tenancy V.Mallaiah and V.Durgamma on one side and P.Sudershan as third party filed petition before MRO Balanagar Sri G.Narshina Reddy against Satish P.Modi for an injunction. The petitions were heard from 19.7.1993 onwards and the M.R.O after hearing both the parties recorded the compromise that V.Durgamma, and V.Mallaiah had surrendered, their protected tenancy in favour of Satish P.Modi executive trustee of Sri Gurudev Siddapeeth and P.Sudershan was also a party to this compromise. This orders was issued by M.R.O Balanagar vide file No.B/1150/93, dt.23.4.1994 but the MRO did not recorded any reasons or considerations for compromise and the part of P.Sudershan was not discussed.

Then purchasers of plots of lands i.e., Nand Kishore Singh, Smt.Rupendara had filed Civil suit in the Court of Pri. Subordinate Judge, R.R.Dist. in O.S Nos.242/93, 247/93 & 248/93 for specific performance of delivery of possession and all the Civil suits are pending trial.

The petitioner V.G.K Prasad has also filed a suit in O.S No.154/96 against P.Sudershan, V.Laxman and V.Yadagiri for specific performance. It is pertinent to mention here that P.Sudershan had filed a written statement in this case wherein he denied the signature on the agreement of sale, and contended that the signature purported to be of P.Sudershan was fabricated.

Sensing that everything from under his feet was slipping P.Sudershan had entered in to a compromise directly with Satish P.Modi, the executive trustee of Sri Gurudev Siddapeeth, In pursuance of the compromise the executive trustee of Sri Gurudev Siddapeeth paid Rs.35 lakhs on 7.3.1996 to P.Sudershan obviously for containing the litigation on a condition that all the parties including the vendees of the plots who were filing Civil suits could be reimbursed by P.Sudershan. The entire amount was paid to P.Sudershan through demand drafts in pursuance of compromise deed executed between the parties.

After entering into the compromise P.Sudershan filed affidavits with Revenue authorities for entering the name of Sri Gurudev Siddapeeth in Revenue records in place of V.Durgamma and V.Malliah and P.Sudershan had also withdrawn the Civil cases filed by him.

After causing extensive enquiries into the allegations the respondent P.Sudershan was summoned and questioned about this entire transaction in S.No.37 of Begumpet village.

During enquiries it is revealed that he contacted Sri A.Krishna Reddy Ex.Patwari of Begumpet village during 1983 and requested for pointing out a plot of land with clear title for real estate business. A.Krishna Reddy demanded an amount of Rs.6 lakhs for himself and the cost of land for the owner. As regards the protected tenants i.e., V.Narasamma V.Laxman V.Yadagiri it was stated by P.Sudershan that all these persons are created claimants setup by Ex.Patwari A.Krishna Reddy. He further stated that Krishna Reddy had access to all the Revenue records in Mandal Office, Balanagar and he managed by paying handsome amounts to the M.R.O and the staff. However Krishna Reddy successfully manipulated the records of the MRO Balanagar and inserted the name of V.Ramaiah in the protected tenancy register.

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As regards the transactions and registration of G.P.A etc. in his favour P.Sudershan stated that all these transactions transpired in the presence of A.Krishna Reddy. Ex.Patwari, Begumpet village. The new claimants i.e., V.Durgamma and V.Malliah were also secured by A.Krishna Reddy and he does not know where from these persons were brought.

In the M.R.O Office Balanagar file in C.No.B/3331/84, dated.24.12.1984 and B/129/92, B/3/93 & B/1153/93 relating to this land are not traceable for the purpose of further investigation.

Regarding alleged fraud, fabrication and manipulation of Revenue records and other documents by G.PSudharshan and A.Krishna Reddy, Ex.Patwari Begumpet, it is not possible to take any criminal action by registering cases since civil suits 242/93, 247/93 and O.S.No.248/93 are pending in the court of Principal Subordinate Court, R.R.District.

It is understood the Vigilance and Enforcement Department GAD has also conducted an enquiry into the matter. The same may be asked for from Vigilance and Enforcement Department if deemed necessary.

Yours faithfully,

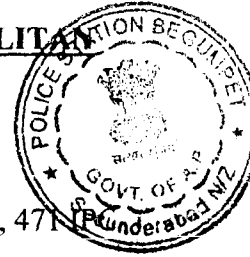
*M. M. K.*  
1877

for Addl. Dir. Genl. of Police,  
CID, AP, Hyderabad.

*B*  
16/12

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**DESPATCHED**  
*[Signature]*  
18/12

IN THE COURT OF HON'BLE XI ADDITIONAL CHIEF METROPOLITAN  
MAGISTRATE AT SECUNDERABAD.



Honored Sir,

Sub: - Submission of Original FIR in Cr. No. 372/2005 U/s 448, 420, 468, 471  
R/w 120(B) IPC of Begumpet PS - Regarding

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I am herewith forwarding the following original documents in the above  
Case for favor of information and further action.

1. Original FIR : (2) sheets.

2. Original Complaint : (2) sheet

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Total: (4) sheets.  
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Through:

  
Inspector of Police,  
Begumpet PS