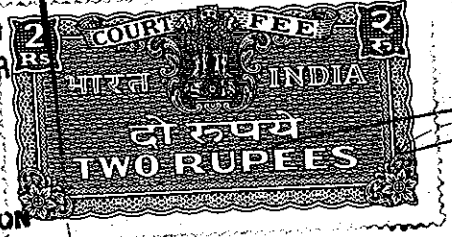
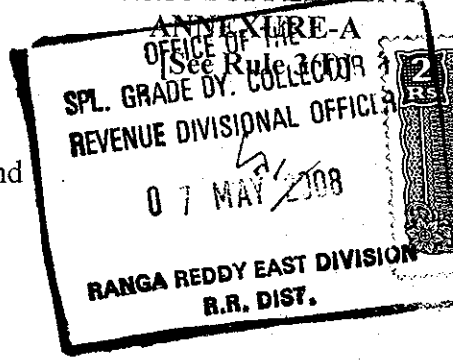


RULES SUPPLEMENT



To
The Competent Authority and
Revenue Divisional Officer,
East Division,
Ranga Reddy District.

Sir,

CL/2026/85
Sub:- Land Conversion Act - Cherlapally Village – Ghatkesar Mandal, Ranga Reddy District - Sy, Nos . 74 & 75 – Ac. 3 - 05 Gts (15,125 Sq. yds or 12,651 Sq. mtrs) – Conversion of Agricultural Land to Non-Agricultural purpose – requested-Regarding.

We Mehta & Modi Homes a partnership firm having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M.G. Road, Secunderabad- 500 003 submit that we are the developers of Agricultural land in Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District to an Extent of Ac. 3- 05 gts (15,125 Sq. yds or 12,651 Sq. mtrs). We would like to convert Agricultural land specified in the Schedule in to Non-Agricultural purpose.

We request the Competent Authority to accord necessary permission for the conversion of the said agricultural land to Non-Agricultural purpose in terms of section 4 of the Andhra Pradesh Agricultural lands (Conversion for Non-Agricultural purpose) Act, 2006 (AP Act No.3 of 2006). We enclosed herewith a copy of challan bearing No. _____ Dated _____ for Rs-----/- (Rupees _____ only) paid to the Government Treasury of _____ (V)/Town/ City @10% basic value of the land towards conversion fee.

We hereby declare that the lands mentioned above are neither covered by any litigation/ Court cases encroachment nor these lands are assigned lands/ ULC Surplus land/ Agricultural Ceiling Surplus Land/ Tank bed lands.

Yours faithfully,
For Mehta & Modi Homes.

(Soham Modi).

PROFORMA FOR SUBMITTING THE PROPOSALS FOR CONVERSION OF AGRICULTURE LAND INTO NON-AGRICULTURE USE IN RANGA REDDY DIST.

Name and Address of the Petitioner : M/s.Mehta & Modi Homes
Rep by its Partner Sri.Soham Modi
S/o Satish Modi
R/o Hyderabad.

Name of the Village : Cherlapally Village

Survey Number : 74 & 75

PROFORMA FOR SUBMITTING THE PROPOSALS FOR CONVERSION OF AGRICULTURE LAND INTO NON-AGRICULTURE USE IN RANGA REDDY DIST.

1. Name and address of the Petitioner : M/s.Mehta & Modi Homes
Rep by its Partner Sri.Soham Modi
S/o Satish Modi
R/o Hyderabad.

2. Particulars of land which conversion of land use applied for :-

Name of the Mandal	Name of the Village	Survey Number	Extent Ac. Gts	Purpose of Conversion
Ghatkesar	Cherlapally	74 & 75	3-05	Residential

3. Nature of land as per Sethwar/ Wasool Baqi / Khasara Pahani:-

Survey Number	As per Sethwar	As per Wasool Baqi	As per Khasara & Chesala Pahani
74 & 75			Not available

4. Details of land as per latest Pahani for the year 2002-2003 :-

Survey No.	Nature of land	Dry/ Wet	Extent Ac. Gts	Name of the Pattedar	Name of the Occupant
Pahani Copy enclosed					

5. Whether the Petitioner is the Pattedar :- No

a) The Petitioner is purchaser & Developer :-

Name of the Village	Survey Number	Extent Ac. Gts	Document No./ Pass Book No.

b) If the Petitioner is not Pattedar what is the interest and right of the Petitioner over the land : Developer

6. If the land is purchased by the Petitioner or acquired in any other matter through documents :

Name of the Executants	Survey No.	Extent Ac. Gts	Documents No.
Samala Janga Reddy & 8 Others	74 & 75	3-05	3111/2007
Smt.Sariojini L.Rohit W/o L.G.Rohit & 10 Others	74 & 75	3-05	Development Agreement No.7827/2007 Dt 31-04-2007.

b) Whether the Vendor / Executant is Pattedar ? if not, How he is entitled to alienate the land. : No, by Purchase

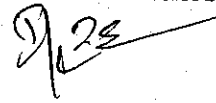
7. Whether the land Govt. / Assigned Land or Surplus land / Patta land : Patta Land

8. Whether the Pattedars is hit by the Provision of land Ceiling Act 1973. if so land ceiling case if any is still Pending covering the subject land : No
9. a) A Tenant particulars as per P.T.Register or any other record
b) Whether any ownership certificate issued under Sectin 38 E or 38 A etc. :
c) Whether the name of the Certificates Holders are recorded as pattedar in pahani. If no the reason.
10. Inam land Particulars : -
11. In case of wet land or dry land localized under Govt. Source of irrigation
i) Name of the Source : -
ii) Controlling Authority : -
iii) Remarks regarding effect on Ayacut land : -

The Subject land is permitted for consideration of conversion.

- Encls : 1. Sale deed with Link Documents
2. Proforma Application


Tahsildar
Ghatkesar Mandal.



**GOVERNMENT OF ANDHRA PRADESH
(REVENUE DEPARTMENT)**

Office of the
Tahsildar
Ghatkesar (M), R.R.Dist.

No.B/1406/2008

Dated: - 10-2008.

To,
The Spl.Gr.Dy. Collector &
Revenue Divisional Officer,
R.R.East Division.

Sir,

Sub:- Land Conversion Act - R.R. District - Ghatkesar Mandal -
Cherlapally Village - Sy.No's.74 & 75 extent Ac.3-05Gts -
Conversion of Agricultural to Non- Agricultural Purpose -
Report Submitted - Regarding.

Ref:-1.Endorsement of RDO, R.R.East Division L/2026/08
Dt: 08-05-2008.

I invite kind attention to the reference cited and submit that as per the Revenue Record i.e. Pahani for the year 2002-03 the land bearing Sy.No's.74 extent Ac.1-23 Gts & in Sy.No.75 extent Ac.1-22 Gts are classified as Patta lands and stands patta in the name of Sri.Samala Janga Reddy as the Pattedar. The Samala Janga Reddy & Others have sold the said land admeasuring Ac.3-05 Gts to Smt.Sarojini L.Rohit & Others vide Regd.Sale Deed Doc.No.3111/2007 Dated: 05-03-2007, in turn Smt.Sarojini L.Rohit & Others have made a development Agreement in favout of M/s. Mehta & Modi Homes vide Regd.Doc.No.7827/2007 Dt:-31-04-2007. now the Mehta & Modi Homes have filed a petition for conversion of land into Non- Agricultural purpose.The land in question are neither Govt / Inam/ Assigned / Ceiling Surplus/ nor water bed land.The details of the land are enclosed in the prescribed proforma for taking further necessary action.

This is for favour of kind information.

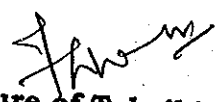
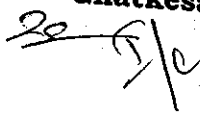
Yours faithfully


Tahsildar
Ghatkesar Mandal.



**Check Memo submitted by the Tahsildar, Ghatkesar for conversion of
Agricultural lands into Non- Agricultural purpose.**

- | | | |
|----|---|----------------------|
| 1. | Whether the land is Agricultural Land or Non - Agricultural land. | : Non - Agricultural |
| 2. | Whether there are any objections from the Neighbours for conversion of land | : No ✓ |
| 3. | Whether mutation done or not | : No |
| 4. | Whether the land comes under HMDA | : Yes ✓ |
| | a) If yes, what is the classification of the land as as Master Plan | : |
| 5. | Whether the land comes under HADA Limits | : No |
| | a) If yes, what is the classification as per HADA Master Plan. | : |
| 6. | Whether the lands comes under | : |
| | a) Govt. land | : Yes/No ✓ |
| | b) Assigned Land | : Yes/ No ✓ |
| | c) Surplus land | : Yes/No ✓ |
| | d) F.T.L.land | : Yes / No ✓ |
| | e) Tenancy land | : Yes / No ✓ |
| | f) Inam land | : Yes / No ✓ |
| | g) Endowment land | : Yes / No ✓ |
| | h) Wakf Board lands | : Yes / No ✓ |
| | i) Evacuee Property | : Yes / No ✓ |
| | j) Whether any Govt. interest involved | : Yes / No ✓ |
| | K) Patta land | : Yes / No ✓ |
| 7. | Specific recommendation of Tahsildar | : ✓ Yes / No |
| | | : Recommended ✓ |
| | | : Non- Recommended. |


Signature of Tahsildar
Ghatkesar Mandal.


**PORFORMA FOR SUBMITTING THE PROPOSALS FOR CONVERSION OF
AGRICULTURE LAND INTO NON-AGRICULTURE USE IN RANGA REDDY DIST.**

Name and Address of the Petitioner : M/s.Mehta & Modi Homes
Rep by its Partner Sri.Soham Modi
S/o Satish Modi
R/o Hyderabad.

Name of the Village : Cherlapally Village

Survey Number : 74 & 75

**PORFORMA FOR SUBMITTING THE PROPOSALS FOR CONVERSION OF
AGRICULTURE LAND INTO NON-AGRICULTURE USE IN RANGA REDDY DIST.**

1. Name and address of the Petitioner : M/s.Mehta & Modi Homes
Rep by its Partner Sri.Soham Modi
S/o Satish Modi
R/o Hyderabad.

2. Particulars of land which conversion of land use applied for :-

Name of the Mandal	Name of the Village	Survey Number	Extent Ac. Gts	Purpose of Conversion
Ghatkesar	Cherlapally	74 & 75	3-05	Residential

3. Nature of land as per Sethwar / Wasool Baqi / Khasara Pahani:-

Survey Number	As per Sethwar	As per Wasool Baqi	As per Khasara & Chesala Pahani
74 & 75			Not available

4. Details of land as per latest Pahani for the year 2002-2003 :-

Survey No.	Nature of land	Dry/ Wet	Extent Ac. Gts	Name of the Pattedar	Name of the Occupant
Pahani Copy enclosed					

5. Whether the Petitioner is the Pattedar :- No

a) The Petitioner is purchaser & Developer :-

Name of the Village	Survey Number	Extent Ac. Gts	Document No./ Pass Book No.

b) If the Petitioner is not Pattedar what is the interest
and right of the Petitioner over the land : Developer

6. If the land is purchased by the Petitioner or
acquired in any other matter through documents :

Name of the Executants	Survey No.	Extent Ac. Gts	Documents No.
Samala Janga Reddy & 8 Others	74 & 75	3-05	3111/2007
Smt.Sariojini L.Rohit W/o L.G.Rohit & 10 Others	74 & 75	3-05	Development Agreement No.7827/2007 Dt 31-04-2007.

b) Whether the Vendor / Executant is Pattedar ?
if not, How he is entitled to alienate the land. : No, by Purchase

7. Whether the land Govt. / Assigned Land or
Surplus land / Patta land : Patta Land

8. Whether the Pattedars is hit by the Provision of land Ceiling Act 1973. if so land ceiling case if any is still Pending covering the subject land : No

9. a) A Tenant particulars as per P.T.Register or any other record

b) Whether any ownership certificate issued under Sectin 38 E or 38 A etc. :

c) Whether the name of the Certificates Holders are recorded as pattedar in pahani. If no the reason. :

10. Inam land Particulars : -

11. In case of wet land or dry land localized under Govt. Source of irrigation

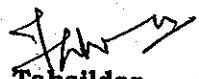
i) Name of the Source :

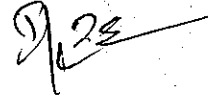
ii) Controlling Authority :

iii) Remarks regarding effect on Ayacut land :

The Subject land is permitted for consideration of conversion.

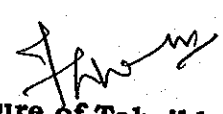
Encls : 1. Sale deed with Link Documents
2. Proforma Application

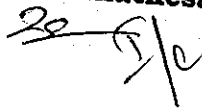

Tahsildar
Ghatkesar Mandal.



**Check Memo submitted by the Tahsildar, Ghatkesar for conversion of
Agricultural lands into Non- Agricultural purpose.**

1. Whether the land is Agricultural Land or Non - Agricultural land. : Non - Agricultural
2. Whether there are any objections from the Neighbours for conversion of land : No ✓
3. Whether mutation done or not : No
4. Whether the land comes under HMDA : Yes ✓
 - a) If yes, what is the classification of the land as as Master Plan :
5. Whether the land comes under HADA Limits : No
 - a) If yes, what is the classification as per HADA Master Plan. :
6. Whether the lands comes under
 - a) Govt. land : Yes/No. ✓
 - b) Assigned Land : Yes/ No ✓
 - c) Surplus land : Yes/No ✓
 - d) F.T.L.land : Yes / No ✓
 - e) Tenancy land : Yes / No ✓
 - f) Inam land : Yes / No ✓
 - g) Endowment land : Yes / No ✓
 - h) Wakf Board lands : Yes / No ✓
 - i) Evacuee Property : Yes / No ✓
 - j) Whether any Govt. interest involved : Yes / No ✓
 - K) Patta land : Yes / No ✓
7. Specific recommendation of Tahsildar : ✓ Yes / No
: Recommended ✓
Non- Recommended.


**Signature of Tahsildar
Ghatkesar Mandal.**



**RULES SUPPLEMENT
ANNEXURE-A
[See Rule 3(I)]**

To
The Competent Authority and
Revenue Divisional Officer,
East Division,
Ranga Reddy District.

Sir,

Sub:- Land Conversion Act - Cherlapally Village – Ghatkesar Mandal, Ranga Reddy District - Sy, Nos . 74 & 75 – Ac. 3 - 05 Gts (15,125 Sq. yds or 12,651 Sq. mtrs) – Conversion of Agricultural Land to Non-Agricultural purpose – requested-Regarding.

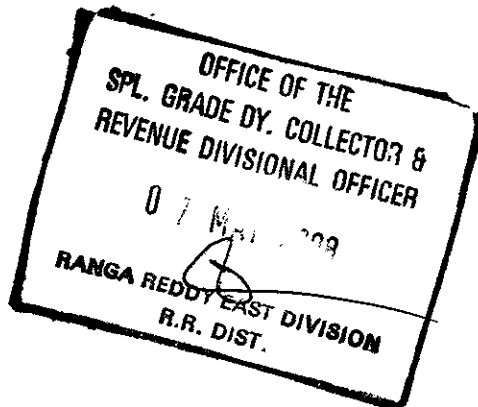
We **Mehta & Modi Homes** a partnership firm having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M.G. Road, Secunderabad- 500 003 submit that we are the developers of Agricultural land in Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District to an Extent of **Ac. 3– 05 gts** (15,125 Sq. yds or 12,651 Sq. mtrs). We would like to convert Agricultural land specified in the Schedule in to Non-Agricultural purpose.

We request the Competent Authority to accord necessary permission for the conversion of the said agricultural land to Non-Agricultural purpose in terms of section 4 of the Andhra Pradesh Agricultural lands (Conversion for Non-Agricultural purpose) Act, 2006 (AP Act No.3 of 2006). We enclosed herewith a copy of challan bearing No. _____ Dated _____ for Rs-----/- (Rupees _____ only) paid to the Government Treasury of _____ (V)/Town/ City @10% basic value of the land towards conversion fee.

We hereby declare that the lands mentioned above are neither covered by any litigation/ Court cases encroachment nor these lands are assigned lands/ ULC Surplus land/ Agricultural Ceiling Surplus Land/ Tank bed lands.

Yours faithfully,
For Mehta & Modi Homes.


(Soham Modi).



RULES SUPPLEMENT
ANNEXURE-A
[See Rule 3(I)]

To
The Competent Authority and
Revenue Divisional Officer,
East Division,
Ranga Reddy District.

Sir,

Sub:- Land Conversion Act - Cherlapally Village – Ghatkesar Mandal, Ranga Reddy District - Sy, Nos . 74 & 75 – Ac. 3 - 05 Gts (15,125 Sq. yds or 12,651 Sq. mtrs) – Conversion of Agricultural Land to Non-Agricultural purpose – requested-Regarding.

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Yours faithfully,
For Mehta & Modi Homes.


(Soham Modi).