

Note on land acquisition – Lalghadi Malakpet
Modi LG Malakpet
Date: 9-6-2023



1. Details of land acquired.

- a. Land belonging to Brahmanapally Mahesh and Sudarshan/Darshan in Sy. No. 115 (35 guntas), Sy. No. 116 (51 guntas) were acquired by way of 6 sale deeds in favour of Soham Modi, Mehul Mehta & Bhavesh Mehta. Sale deed nos. 701/21, 702/21, 704 to 707/21 all dated 24/25th August, 2021. Total extent 86 guntas. These lands to be transferred to MR LG Malakpet LLP at original purchase + .10%.
- b. Birkuri Bharatamma sold 42 guntas in Sy no. 118 to MRLGM LLP by document no. 108/21 dated 6-12-21.
- c. Kaira Venkatesh & Kaira Narsimha sold 20 guntas in Sy. No. 118 to MRLGM LLP by document no. 97/22 and 109/22 dated 28-01 and 15-2-22.
- d. Nakka Venkatesh sold 50 guntas in Sy. No. 116 to MRLGM LLP by document no. 262/23 dated 19-12-22.
- e. Total extent of Sy. No. 118 is 62 guntas and has been fully acquired.
- f. Total extent of Sy. No. 115 is 35 guntas and has been fully acquired.
- g. Total extent of Sy. No. 116 is Ac. 2-21 guntas and has been fully acquired.
- h. Total land acquired till date is Ac. 4-38 gts.
2. Sy. No. 104 (total extent Ac. 2-22 gts) & 105 (total extent Ac. 3-02 gts). Advance paid to Mekala family for acquisition of 38 guntas. Prasanna to prepare details for DD.
3. Sy. No. 113 (total extent Ac. 0-21 gts) & 114 (total extent Ac. 0-25 gts). Advance paid to P.J. Babu for acquisition of 46 guntas. Prasanna to prepare details for DD.
4. Sy. No. 106 (total extent Ac. 0-14gts), Sy. No. 108 (total extent Ac. 1-39 gts), 109 (total extent Ac. 1-16 gts), 110 (total extent Ac. 2-06 gts), 111 (total extent Ac. 0-27 gts), 117 (total extent Ac. 0-23 gts).
 - a. In Sy. No. 106 – total 7 guntas belongs to Budida family.
 - i. Pahanis show Talari Narsiah as owner upto 2001.
 - ii. T Narsiah & 3 others sold the land to B. Vijaya by way of sale deed no. 8123/2006. Sale deed recites that they obtained a succession certificate dated 30-5-2006.
 - iii. Dharani portal + dharani passbook is correctly issued in favour of Budida family.
 - iv. However, 7 guntas is additionally shown as belonging to Narsaiah Talari.
 - v. Old title book in favour of B. Vijaya is available. It shows that land transferred by way of proceeding no. B/1897/2006 dated 17-7-2007.
 - vi. Title seems to be clear subject to deletion of T. Narsaiahs name and obtaining copies of succession certificate and proceeding.
 - b. Sy. Nos. 108, 110, 111, 117.
 - i. These sy nos. were jointly owned by Budida Chandraiah and Chinna Kista Reddy. Their names were appropriately recorded in the pahanis upto 1980. It appears that the 4 sy nos. were equally owned by both the families.
 - ii. Chinna Kista Reddy was probably survived by his son Sattaiah who in turn is survived by his wife Budida Iswaramma. They were survived by Budida Bikshapati, B. Srinu, B. Sudhakar, B. Shivaiah, B. Prakash, B. Ravi, their name were correctly reflected in the pahanis. However, in the Dharani portal they are shown as 'under privacy'.

- iii. Budida Chandraiah was survived by 5 sons i.e., Tirupataiah (wife Vijaya. Children b. Sujatha, Vishwanadham and late Amarnath), Srihari, (no wife or children), Kumar (wife Bhagyamma. Children A. Navaneeta), Prabhu/Prabhakar (wife Uma. Children Pavani, Sumalatha, Nagaraju, Sunitha) & Sivaiah (wife Suvarna alias Swaroopa. Children Shekar and Srilatha). The 5 brothers were survived by their respective wives and children. The names are appropriately reflected in the pahanis.
- iv. Dharani portal shows extent of B. Chandraiahs family. However, in Sy. No. 108 the total extent is 41 guntas in place of 38 guntas and Sy. No. 117 is 29 guntas in place of 23 guntas.
- v. In pahanis extent of Sy. No. 108 upto 1965 shown as Ac. 1-39 gts., and subsequently changed to Ac. 1-36 gts.
- vi. Old passbooks are available of family of B. Chandraiah, except B. Bhagyamma (missing). Extents wherein are correct except in passbook late B. Srihari. In Sy. No. 111 - 2.75 guntas shown in place of 3 guntas and in Sy. No. 117 2.75 guntas shown in place of in place of 2 guntas.
- vii. These lands devolved from late B. chandraiah to his 5 sons by way of proceeding no. B373/97 dated 5-12-98. The proceeding are in order.
- viii. B. Suvarna - old passbook mentions proceeding no. B/48/04 dated 3-1-2004 and B 1896/06 dated 15-7-07 – copy required.
- ix. B. Vijaya – old passbook mentions proceedings dated 10-11-2004 – check. It further refers to proceeding no. B1897/2006 dated 17-7-2007 – copy required.
- x. B. Srihari during his lifetime gifted lands owned by him to B. Vijaya, B. Bhagyamma and B. Suvarna by way of gift deeds registered as 3059/05, 3060/05 & 3061/05 registered on 18-5-05, 18-5-05 and 17-5-05. However, there is a discrepancy in the areas pertaining to Sy. No. 111 & 117. To be explained.
- xi. B. Uma along with her son Nagaraju sold 7 guntas in Sy. No. 108 and 9 guntas in Sy. No. 110 to Mekala Narsimha by way of registered sale deed 7648/04 dated 2004. The sold land is disjoint from ownership of Mekala family in Sy. No. 104 & Sy. No. 105.
- xii. Title of the land seems to be clear – subject to correction of dharani portal and dharani passbooks. Note that there are minor discrepancies in areas.
- c. Sy. No. 109 – extent Ac. 1-16 gts.
 - i. The title flow of this land is identical to Sy. No. 108, 109, 110 & 117. The pahanis show B. Chandraiah and Chinna Kista Reddy as joint owners. The devolved to their legal heirs and is appropriately reflected in pahanis, old passbooks, dharani portal and new passbooks.
 - ii. However, Sy. No. 109 is not mentioned in proceeding no. B373/97.
 - iii. Title of the land seems to be clear – subject to correction of dharani portal and dharani passbooks.
 - iv.

5. Additional documents required:

- a. Succession certificate dated 30-5-2006 of Sailu (??) dated 30-5-2006 in favour of Talari Narsaiah and others.
- b. Proceeding no. B/1897/2006 dated 17-7-2007 in favour of B. Vijaya.
- c. Proceedings in favour of Budida family dated 10-11-2004 (??).
- d. B Suvarana - Proceeding no. B/48/04 dated 3-1-2004 and B 1896/06 dated 15-7-07.

- e. Old passbook or title book of B. Bhagyamma.
- f.
- 6. Task list:
 - a. Apply for correction of Dharani for Sy. No. 106 – deletion of Narsaiah Talaris name.
 - b. 16 guntas belonging to Mekala family in Sy. No. 108 & 110 to be demarcated. Alternately exchanged.
- 7. Queries:
 - a. Explain excess area of B. Chandraiahs family in Sy. No. 108 & 117. In pahanis extent of Sy. No. 108 upto 1965 shown as Ac. 1-39 gts., and subsequently changed to Ac. 1-36 gts.
 - b. Late B. Srihari - there is a discrepancy in the areas pertaining to Sy. No. 111 & 117. To be explained.

