

Note on title of Sy. nos. 512 to 514, Damarkunta, Markook Mandal, Siddipet District –
Inventopolis LLP.
Date: 30-9-2023.

1. Total extent of Sy. no. 512 as per pahanis and Dharani is Ac. 6-26 gts. Extent of Sy. no. 513 as per pahanis and Dharani is Ac. 1-27 gts. Extent of Sy. no. 514 as per pahanis and Dharani is Ac. 3-28 gts. Total extent of land is Ac. 12-01 gts.
2. As per preliminary plan provided by the owners their possession is of Ac. 11-11 gts. It appear that they have encroached into government land in Sy. no. 26.
3. Fencing of the site is completed.
4. As per master plan 30ft wide road is passing through the site. However, in the master plan the road is shown through Sy. no. 513, but at site the road is passing through Sy. no. 514.
5. Land to be purchased after deducting area affected in road, area encroached (sy. no. 26) and if the area on the northern side of the road is not usable then that too is to be excluded. It may be possible to split the land on the north side into plots of about 350 sq yds and make small industrial units/warehouses. Alternately, it can be used for utility/parking.
6. Present road is only about 45 to 50ft. However, plantation on both sides of the road has been taken up upto a width of about 80ft.
7. Tippan is available, translated with Acad plan. As per Dhrani the tippan is matching with the site.
8. Land use certificate available.
9. Land is surrounded on all sides by forest land. Forest NOC will be required.
10. Land is being purchased from:
 - a. P. Bal Reddy – 89 + 44 guntas in Sy. no. 512.
 - b. Ala Prema – 44 guntas in Sy. no. 512.
 - c. G. Pramod kumar – 89 guntas in Sy. no. 512, 67 guntas from Sy. no. 513 and 148 gunts in Sy. no. 514.
11. Old patta passbooks correctly show the ownership of the 3 current owners.
12. The Dhrani portal and new passbooks reflect the name of current owners appropriately. However, Dharani portal and patta passbook continue to show Chakali Kumar, grandson of Pentaiah as owner of 22.25 guntas in Sy. no. 512. This needs to be corrected.
13. Land originally belong to Chakali family. Probable family tree is as follows:
 - a. Chakali Somaiah was original owner of Sy. no. 512.
 - b. He was survived by 3 sons i.e., C. Balaiah, C. Lachumaiah, C. Pullaiah. As per pahanis land was divided into 3 parts between the 3 brothers.
 - c. C. Balaiah appears to have sold his share of Ac. 2-09 gts., to Vannam Kondaiah.
 - d. C. Lachumaiah was survived by C. Erra Pentaiah (survived by wife Erra Bala Narsamma, son Laxmaiah [survived by wife Erra Yadamma and son Erra Kumar] and son Shankaraiah [survived by wife Erra Bharatamma and son Erra Ojalu]) & C. Ramaswamy (sons C. Narsimhulu (survived by wife Erra Chakali Laxmi), C. Satyanarayana & C. Mallesh (wife C. Punnamma). Pahanis show that lands were divided between the 2 brothers.
 - e. C. Pullaiah was survived by his sons C. Istari, C. Kistaiah (survived by wife Erramalla Ramulamma) & C. Mallaiah (survived by son C. Kanukaiah). Pahanis show that lands were divided between the 3 brothers.

- f. Sy. no. 513 – originally owned by Chakali Lachumaiah. Thereafter it devolved to his sons Erra Pentaiah and C. Ramaswamy. However, names of C. Istari, C. Kistaiah and C. Mallaiah seems to be erroneously entered into the pahanis and the 3 names were deleted by proceeding of Tehsildar bearing no. B1334/2014 dated 10-3-2014. Proceeding also states that Mucherla Ramreddy and Pichugari Krishna Reddy have purchased lands to the extent of Ac. 2-08 gts in Sy. no. 512.
- g. Sy. No. 514 - Original owner Pittala Mallaiah. Survived by his son Bhumaiah (additionally names of Pittala Yellaiah and Chakali Istari are also appearing). Later land is shown as owned by Pentaiah and Ramaswamy.

14. Flow of title:

- a. The original pattedars of Sy. No. 512 were Chakali Narayana, Chakali Ramaiah and Chakali Pullaiah.
- b. Chakali Narayana was survived by his 2 sons Chakali Balaiah and C Anjaiah.
- c. C Ramaiah was survived by his son C Lachumaiah who was inturn survived by his 2 sons viz., C Erra Mallu Pentaiah and C Erra Mallu Ramaswami. C Pentaiah was survived by his wife C Bala Narasamma, Son C Laxmaiha and son C Shankaraiah.
- d. C Pullaiah was survived by 2 sons C Mallaiah and C Narsaiah. C Mallaiah was survived by his 2 sons C Istari and C Mallaiah. C Narsaiah was survived by his son C Kistaiah. C Kistaiah was survived by his wife C Erra Mallu Ramulamma. C Istari probably died issueless and his share devolved to his brother C Mallaiah and cousin C Kistaiah.
- e. Land in Sy. no. 512 belonged to Chakali Somaiah. Land in Sy. no. 512 devolved to the 3 sons of C. Somaiah i.e., C. Balaiah, C. Lachumaiah and C. Pullaiah. C. Balaiah's share was sold to Vannam Kondaiah. Share of C. Lachumaiah devolved to his sons C. Erra Pentaiah and C Erra Ramaswamy who along with their heirs sold the land to G. Pramod Kumar. C. Pullaiah's land devolved to his son C. Kistaiah, C. Istari and C. Mallaiah. Probably through sale or partition the land of C. Pullaiah was transferred to the wife and son of C. Kistaiah. They inturn sold it to Mucharla Ramreddy and P. Krishna Reddy.
- f. Land in Sy. no. 513 belonged to Chakali Lachumaiah. The land devolved to C. Erra Pentaiah and C Erra Ramaswamy. Legal heirs of Pentaiah, Ramaswamy and others sold the land to G. Pramod Kumar.
- g. Land in Sy. no. 514 belong to Mallaiah/Pittal Bhumaiah. The land was probably sold to Chakali Pentaiah and Chakali Ramaswamy. Pentaiah and Ramaswamy and their legal heirs sold the land to g. Pramod Kumar.
- h. It appear that the share of Chakali Pullaiah, son of Chakali Somaiah devolved to his son C. Kistiah. The other 2 sons of Pullaiah i.e., C. Istari and C. Mallaiah seem to have surrendered their share to C. Kistaiah or his legal heirs. By way of proceeding no. B/216/08 dated 14-2-2008 Ac. 2-08 gts., was mutated in favour of Erramala Ramulamma (W/o. Late C. Kistaiah) and C. Kanukaiah (S/o. late C. Kistaiah). Patta passbooks were issued to C. Ramulamma and C. Kanukaiah. They sold the land by way of registered deed to Mucherla Ramreddy and Pichugari Krishna Reddy (doc no. 1711/2008). By way of proceeding no. B/1334/14 errors in the pahanis were corrected and land was mutated in favour of Ramreddy and Krishna Reddy. Patta passbooks and title books were issued to them. They inturn sold the lands to Ala Prema and B. Bal Reddy (sale deeds 6682/14 & 6680/14).

- i. Chakali Narayana was the original pattedar and owner of Ac. 2-09 gts., in Sy. No. 512. It appears that the land devolved to his 2 sons C Balaiah & C Anjaiah. The name of C Balaiah is recorded in the pahanis from 1960 to about 1980. The land appears to be sold by unregistered deed to Vanam Kondaiah in 1980, and his name is reflected in the pahanis. A pacca sale deed was registered in favour of Vanam Kondaiah by C anjaiah by way of document no. 397/86, registered at SRO Gajwel. Patta passbook were issued to Vanam Kondaiah. Vanam Kondaiah in turn sold the said land to B. Bal Reddy by sale deed (no. 991/09).

15. Further documents required:

- a. Proceeding no. B216/08 dated 14-02-2008 in favour of Erra Ramulamma and C. Kanukaiah showing them as owners of 88 guntas in Sy. no. 512.
- b. Patta passbook and title deed of M. Ramreddy and P. Krishna Reddy.
- c. All pahanis from 1979-80 to 1991 wrt Sy. no. 512, 513 & 514.

16. Queries:

- a. Sale of Ac. 2-09 gts., by Chakali Anjaiah in sy. no. 512 needs explanation. How is Chakali Balaiah related to C. Narayana and C. Anjaiah? Proceeding copy for transfer in favour of C. Anjaiah is required. Patta passbooks in favour of C. Anjaiah is required.
- b. How did C. Pentaiah and C. Ramaswamy purchased land from Pitta Bhumaiah.

17. Task list

- a. Digital survey of land to be taken up to determine exact extent. To be correlated with tippan.
- b. Forest NOC required.