

Note on title of Sy. No. 27, Pocharam Village, Ghatkesar Mandal,
Date: 17.02.2018

1. Brief history

1.1. Kasra Pahani – sent for scanning – Memo no. R/5563/06 issued

1.2. PT register – Memo no. R/5565/06 issued. It certifies that there is no PT in Sy. No. 42.

1.3. Chessala pahani – Copy required.

1.4. Pahanis

1.4.1. Total extent of Sy. No. 27 is Ac. 15-03 gts., as per pahanis.

1.4.2. Land was originally owned by Mettu Asaiah, S/o. Ramaiah.

1.4.3. M. Asaiah was survived by his 4 sons, viz., M. Yadi Reddy, M. Yella Reddy, M. Ram Reddy, M. Anji Reddy. Their names appear in the pahanis from about 89-90.

1.4.4. English translation of pahanis is attached as Anx. A.

1.4.5. In pahani for 2000-01A. Srimati & M. Lavanya appears as owners of 0-34 gts each. They purchased the land by registered sale deeds.

1.5. Succession

1.5.1. M. Asaiah was survived by his 4 sons, viz., M. Yadi Reddy, M. Yella Reddy, M. Ram Reddy, M. Anji Reddy.

1.5.2. M. Yadi Reddy died in _____. He was survived by his 3 sons M. Madhusudan Reddy, M. Prabhakar Reddy & M. Venkat Reddy.

1.5.3. M. Venkata Ratna Prasad died On 15.6.2015, death certificate no. 58/2015, leaving his property to his wife Y. Nandini.

1.5.4. Late M. Ram Reddy was survived by atleast one son M. Narsimha Reddy.

1.6. Patta passbooks & title books

1.6.1. Patta passbook and title book of Srimati, M. Lavanya, M. Ram Reddy, M. Yadi Reddy, M. Anji Reddy are available. Details given as Anx. B.

1.7. Mutation orders

1.7.1. Mutation order no. B/8329/2001 dated 20.12.2001 in favour of A. Srimati is available.

1.7.2. Mutation order no. B/8327/2001 dated 20.12.2001 in favour of M. Lavanya is available.

1.8. ECs

1.9. Sale deeds and development agreement.

1.9.1. Sale deed 2333/01. M. Anji Reddy sold 34 guntas to M. Lavanya (check pass book title book no.).

1.9.2. Sale deed 2332/01. M. Ram Reddy sold 34 guntas to A. Srimati (check pass book title book no.).

1.9.3. Sale deed 12451/06 A. Srimati & Lavanya sold Ac. 1-28 gts., to S. Sambeshwar Rao and 18 others.

1.9.4. Sale deed 12620/2006 M. Yadi Reddy and his heirs sold Ac. 0-31.50 gts., to S. Sambeshwar Rao.

1.9.5. The ownership of the entire land of 1-28 and 0-31.50 gts is given in Anx. C with proportionate share being total land.

1.9.6. Development agreement cum GPA 21762/2006 between M/s. Garonda Builders and S. Sambesh Rao & 18 others.

1.9.7. Development agreement cum GPA 6531/2007 between M/s. Garonda Builders and S. Sambesh Rao.

1.9.8. Deed of revocation of JDA 300/2016. Development agreement no. 21762/06 was cancelled.

1.9.9. Deed of revocation of JDA 2688/2015. Development agreement no. 6531/07 was cancelled.

1.10. Court cases

1.10.1. OP 1611/2015 – Gayatri Vs Garonda - ??

- 1.10.2. OP 1593/2016 – Ram Krishna + Nalin Kumar Vs Garonda - ??
- 1.10.3. OP 1594/2016 – Vismay & others Vs Garonda - ??
- 1.11. Form 1B
- 1.12. Other documents
 - 1.12.1. Affidavit cum declaration of M. Yadi Reddy, M.Yella Reddy, M. Narsimha Reddy, son of late M. Ram Reddy and M. Anji Reddy in 2006 stating that the land purchased by S. Sambesh Rao & others admeasuring about 2-19.50 gts is located towards the northern side of Sy. No. 27. A plan is also enclosed ??
- 1.13. Land use certificate – 200 ft road passing next to site. Extract of master plan to be compared with Tonch/Tippan.
- 1.14. Fire NOC of 2 basement ground & 5 floors obtained in file no. 2823/E4/2007.
- 1.15. AAI NOC – obtained in file no.AAI/HY/ATS-59/NOC-2/2009.
- 1.16. HMDA building permit
 - 1.16.1. DC letter dated 12159/Plg/HMDA/2008 dated 27.01.2012 was issued for Rs. 83,33,403/-
 - 1.16.2. Instalments for payment were given by letter no. 12159/Plg/HMDA/2008.
 - 1.16.3. Building permit no. 12159/Plg/HMDA/2008 .
 - 1.16.4. Building permit file no. 12159/Plg/HMDA/2008.
- 1.17. Tippan of Sy. No. 27 – not available – received memo.
- 1.18. Details of court cases between Gharonda Builders and its customers.
 - 1.18.1. OP nos. 1611/15 – brief details ??
 - 1.18.2. 1593/16 – brief details ??
 - 1.18.3. 1594/16 – brief details ??

2. Further documents required

- 2.1. Death certificate of M. Ashaiah
- 2.2. Succession certificate or mutation order in favour of 4 sons of M. Asaiah.
- 2.3. Patta passbook and title book of M. Yella Reddy required – check form 1B.
- 2.4. Kasara Pahani was sent for scanning – get copy.
- 2.5. Chesala pahani – get copy.
- 2.6. Tonch plan of Sy. No. 27.
- 2.7. Lateef to obtain documents of all registered documents mentioned in EC related to Sy. No. 27 (make list). A mention of partition deed is made in the EC – check (make list of documents).
- 2.8. Death certificate and succession certificate of M. Venkat Ratna Prasad.
- 2.9. Mutation order B/ 739/12, B/721/12, B/1192/12 .
- 2.10. Firm registration certificate and partnership deed of M/s. Garonda Builders & Developers.
- 2.11. Documents mentioned in ECs. Copies to be obtained.
 - 2.11.1. Deposit of title deed –1325/2016 of SRO 1605 .
 - 2.11.2. Settlement in favour of family – 1164/10 of SRO 1517.
 - 2.11.3. Settlement in favour of family – 6351/07 of SRO 1517.
 - 2.11.4. Gift settlement – 6350/07 of SRO 1517.
 - 2.11.5. Family partition – 5390/07 of SRO 1517.
 - 2.11.6. Cancellation deed – 5389/07 of SRO 1517.
 - 2.11.7. Release of mortgage – 12571/06 of SRO 1517.
 - 2.11.8. Family partition – 9664/06 of SRO 1517.
 - 2.11.9. Sale deed – 2965/02 of SRO 1517.
 - 2.11.10. Sale deed – 2964/02 of SRO 1517.
 - 2.11.11. Sale deed – 4301/01 of SRO 1517.
 - 2.11.12. Mortgage deed – 4267/01 and 2427/01.
 - 2.11.13. Sale deed – 1541/00 of SRO 1517.
 - 2.11.14. Sale deed – 596/99 of SRO 1517.

- 2.11.15. Sale deed – 7134/1994 of SRO 1507.
- 2.11.16. Gift settlement – 2220/16 & 2219/16 of SRO 1529.
- 2.11.17. Sale deed – 4076/12 of SRO 1529.

3. Queries

- 3.1. Extent in pahanis is Ac. 15-03 gts. Recital of sale deeds and JDA refers to Ac. 15-00 gts. Explain difference of 3 guntas?
- 3.2. Did M. Asaiah have any daughters? If so can we get affidavit or ratification deed from them.
- 3.3. Affidavit of M. Yadi Reddy and others dated August, 06 – who has the original?
- 3.4. Details of court cases – OP nos. 1611/15, 1593/16 & 1594/16 – Gharonda Builders to provide details of compromise reached in the matter.
- 3.5.

4. Task list

- 4.1. Conduct MRO tippan survey to establish location of the land within Sy. No. 27. Determine if the land is touching the 200 ft proposed road.
- 4.2. Translate form 1B.
- 4.3. Lateef to meet family of late M. Venkat Ratna Prasad. Apply for legal heir certificate in name of wife and mother through Bala gopal. Fees to be paid by heirs directly to Bala Gopal.