

BRIEF NOTE OF LAND ADMEASURING 17,424 Sq.yrds FORMING PART OF SY.NO. 199, TIMMAPUR VILLAGE, KOTHUR MANDAL AND GRAMPANCHAYAT, RANGA REDDY DISTRICT, TELANGANA.

M/s. Mehta & Modi Realty (Timmapur) LLP having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Late. Shri. Satish Modi is the owner of the land admeasuring Ac. 3-24 gts (17,424 Sq.yrds) forming part of Sy. No. 199, Timmapur Village, Kothur Mandal and Grampanchayat, Ranga Reddy District, Telangana purchased from M/s. Siddhi Vegetable Oil Products and Mrs. Meena Agarwal vide sale deed bearing document No.9507/2021 dated 17.12.2021 registered at SRO, Shadnagar.

FLOW OF TITLE:

- A. Whereas Late Konda Chandraiah, S/o. Konda Yellaiah, Late Konda Narayana S/o. K. Saianna and Konda Anjaiah S/o. Konda Krishnaiah were owners and pattedards of a portion of Sy. No. 199 totally admeasuring Ac. 11-28 gts., in Timmapur Village, Kothur Mandal & Grampanchayat, Ranga Reddy District (earlier Mahaboobnagar District) and their names were duly recorded in pahanis.
- B. The share of late K. Saianna admeasuring Ac. 4-35 gts., devolved to his five sons i.e., K. Eshwaraiah (Ac. 1-35 gts), K. Sattaiah (Ac. 0-32 gts), K. Balaiah (Ac. 0-32 gts), K. Chinnaiah (Ac-0-32 gts) and K. Krishnaiah (Ac. 0-24 gts).
- C. Share of late K. Chandraiah admeasuring Ac. 4-35 gts., devolved to his three sons i.e., K. Narimhulu (Ac. 1-09 gts), K. Pandaiah (Ac. 1-09 gts), K. Yellaiah (Ac. 1-08 gts) and his grandson K. Venkatesh, S/o. late K. Yadaiah (Ac. 1-09gts).
- D. The names of K. Narsimhulu, K. Venkatesh, K. Pandaiah, K. Yellaiah and K. Krishnaiah were duly recorded in the pahanis and the revenue department has issued patta pass books and title books in their favour as per details given below:

Sl. No.	Name of Pattedar	Patta no.	Title book no.	Extent of land in Sy. No. 199
1	Konda Pandaiah	177	80529	Ac. 1-09 gts
2	Konda Yellaiah	238	82665	Ac. 1-08 gts
3	Konda Venkatesh	303	85406	Ac. 1-09 gts
4	Konda Narsimhulu	129	80242	Ac. 1-09 gts
5	Konda Krishnaiah	52	77987	Ac. 0-24 gts

- E. Konda Pandaiah and others sold Ac.3-00 gts., by way of registered sale deeds, registered at SRO Shadnagar, to M/s. Siddhi Vegetable Oil Products as per below mentioned sale deeds::

Sl. No.	Name of Vendor	Name of Purchaser	Sale deed no.	Date of Doc.	Extent of land in Sy. No. 199
1	Konda Pandaiah	Siddi Vegetable Oil Products	856/2002	22-02-2002	Ac. 0-30 gts.
2	Konda Yellaiah	Siddi Vegetable Oil Products	896/2002	22-02-2002	Ac. 0-30 gts.

3	Konda Venkatesh	Siddi Vegetable Oil Products	897/2002	22-02-2002	Ac. 0-30 gts.
4	Konda Narsimhulu	Siddi Vegetable Oil Products	898/2002	22-02-2002	Ac. 0-30 gts.

- F. Late Konda Krishnaiah was the owner of Ac. 0-24 gts., in Sy. No. 199. After his death, the MRO Kothur Mandal issued a legal heir certificate no. 1824/02 dated 26.09.2002 in favour of Mrs. Konda Ramulamma, Mrs. E. Balamani, Mrs. A. Shakuntala, Mr. Konda Mallesh and Mrs. K. Vimala.
- G. The heirs of Late Konda Krishnaiah sold Ac. 0-24 gts., to Mrs. Meena Agarwal herein by way of sale deed bearing no. 4934/2002 dated 25.10.2002 registered at SRO, Shadnagar. The name of Mrs. Meena Agarwal was mutated in the revenue records and title book bearing patta no. 501 was issued to her.
- H. The names of the Siddhi Vegetable Oil Products and Mrs. Meena Agarwal were reflected in the pahanis /revenue records.
- I. The total land admeasuring Ac. 3-24 gts., belonging to the Siddhi Vegetable Oil Products and Mrs. Meena Agarwal forming a part of Sy. No. 199, Timmapur Village, Kothur Mandal and Grampanachyat, Ranga Reddy District, Telangana.
- J. The Siddhi Vegetable Oil Products and Mrs. Meena Agarwal along with Jitender Kumar Agarwal, Surender Kumar Agarwal, M/s. Siddhi Vegetable Oil Products Pvt. Ltd., Rep. by Jitender Kumar Agarwal and others (hereinafter collectively referred to as Borrowers) have obtained secured loans from several banks and financial institutions from time to time for the purposes of their business. For such loans the Scheduled Land i.e., Ac.3-24 gts was offered as security to banks/ financial institutions. Ultimately, the Borrowers approached SBI Mehboobgunj, Begum Bazar Branch for take over of all the loans /limits from other banks and financial institutions and accordingly, on approval of the loans/limits by SBI, all previous loans and limits obtained by the Borrowers were fully repaid. The Borrowers periodically enhanced the loans/limits from SBI Mehboobgunj, Begum Bazar Branch. The Scheduled Land along with other properties belonging to the Borrowers were offered as security to SBI for the said loans/limits.
- K. The Borrowers could not run the business successfully and defaulted the payment of loan to SBI. In order to recover the loans SBI filed a suit with the Debts Recovery Tribunal I at Hyderabad in April, 2018, OA no. 941/2013 against the Borrowers. The Debts Recovery Tribunal passed an order in favour of SBI dated 5th April, 2018 permitting the bank to proceed against the Borrowers for recovery of the debt.
- L. The Borrowers made an application to SBI for a one-time settlement of the amounts owed by them to SBI (more particularly Stressed Assets Management Branch, Kachiguda, Hyderabad). SBI has granted a compromise settlement of loan dues by way of a letter dated 1.9.2020, bearing no. SBI/SAMB-II/HYD/2020-21/VSS/551.

- M. M/s. Siddhi Vegetable Oil Products and Mrs. Meena Agarwal approached M/s Mehta & Modi Realty (Timmapur) LLP for sale of the Land admeasuring Ac.3-24 gts to meet their obligation to SBI.
- N. Accordingly, the Siddhi Vegetable Oil Products and Mrs. Meena Agarwal executed an agreement of sale cum general power of attorney with possession infavour of M/s. Mehta & Modi Realty (Timmapur) LLP (formerly known as Mehta & Modi Realty Suryapet LLP) registered as document no. 2524/2021 dated 10.02.2021 for sale of the Land admeasuring Ac.3-24 gts to along with plant and machinery.
- O. M/s Mehta & Modi Realty (Timmapur) LLP paid to SBI on behalf of M/s. Siddhi Vegetable Oil Products and Mrs. Meena Agarwal and SBI has issued NOC dated 11.02.2021 for sale of the Land admeasuring Ac.3-24 gts to the M/s Mehta & Modi Realty (Timmapur) LLP. Further, SBI has handed over the original title documents to M/s Mehta & Modi Realty (Timmapur) LLP by way of letter dated 17.08.2021.
- P. Mehta & Modi Realty Timmapur LLP have perfected their title to the extent of the land admeasuring Ac.3-24 gts which they got purchased through AGPA No. 2524/21 and have executed a sale deed in its favour vide sale deed No.9507/21 dated 17.12.2021.
- Q. Thus by way of above recitals M/s Mehta & Modi Realty (Timmapur) LLP has become absolute Owner and Possessor of the land admeasuring Ac.3-24 gts forming part of Sy. No. 199, Timmapur Village, Kothur Mandal and Grampanachyat, Ranga Reddy District, Telangana.
- R. M/s Mehta & Modi Realty (Timmapur) LLP have submitted building permission application to construct residential apartments consisting Basement, Ground + Five upper floors in the physically available land admeasuring Ac. 3-23 gts forming part of Sy. No. 199, Timmapur Village, Kothur Mandal and Grampanachyat, Ranga Reddy District, Telangana.
- S. **NALA conversion proceedings obtained for Ac.3-00 gts:**

M/s. Siddhi Vegetable Oil Products have obtained NALA conversion to the extent of land admeasuring Ac.3-00 gts vide RDO proceedings No. D3/7736/2002 dated 13.02.2003. Copy of the NALA conversion order is attached herein.

NALA conversion not required for Ac.0-24 gts:

M/s. Siddhi Vegetable Oils Products has executed a registered lease deed with Mrs. Meena Agarwal bearing document No. 3739/2003 dated 25.07.2003 for taking Ac.0-24 gts of land on lease to carry industrial activity and to install the machinery and equipment financed by APIIC in the above said land. Thus the total land of Ac.3-24 gts was used for non-agricultural purposes i.e., industrial purpose since 2003. Since then the total land is using for oil industry only. Copy of lease deed is attached herein for your reference.

Apart from the above Commissioner, Kothur Municipality has confirmed in his letter dated 01.06.2022 that H.No. 4-32 land belongs to Siddhi Vegetable Products in Sy. No. 199 vide document No. 9507/2021, Timmapur existing in Kothur Municipality. This factory was existing from the year 2003 to 2014. Presently there are no constructions in the above said land.

The Honorable High Court of AP in its order has clearly ruled that the land has been put to non-agricultural use before the 2006 Act came into force, such clearance/permission shall not be insisted. Copy of the Hon'ble High Court Order is uploaded herein for your reference.

NALA Act came into force since October 2006 vide Revenue (Land Revenue) Department G.O.Ms. No.1537 dated 19.10.2006.

Since the land was put under Industrial use since 2002 in the proposed land. We have provided sufficient documentary evidence to show that the land was used for non-agricultural purposes. Hence obtaining of NALA conversion for the balance Ac.0-24 gts is not required.