

**TITLE DUE DILIGENCE REPORT**

TABLE OF CONTENTS

1.	THE MANDATE.....	Page No.2
2.	SCOPE OF WORK.....	Page No.2 & 3
3.	METHODOLOGY.....	Page No.3
4.	LIMITATIONS OF THE REVIEW.....	Page No.3
5.	TITLE REPORT.....	Page No.5 to 16
8.	PAHANIES.....	Page No.17 to 25
9.	CONCLUSION AND OPINION.....	Page No.26
9.	LIST OF DOCUMENTS .....	Page No.27

  
FOR NIRANJAN AND ASSOCIATES

**TITLE DUE DILIGENCE REPORT**

**1. THE MANDATE:-**

- 1.1 This Title Report ("**Report**") has been prepared upon the instructions of M/s Ramky Estates & Farms Ltd., Hyderabad ("**Ramky**") to carry out Comprehensive Title Due Diligence and Investigation in relation to the property admeasuring Ac.9-29 ½ Gts., in Sy.Nos.176, 177, 178 and 179 of Narsingi Village, Rajendranagar Mandal, Ranga Reddy District ("**The Property**").

**2. SCOPE OF WORK:-**

- 2.1 The scope of work required us to conduct a comprehensive due diligence/title verification of The Property and inter-alia required us to undertake an examination of the following issues :-

- (i) Ownership and title of the land comprised in The Property and vesting of the same in favour of Sri T.Chittaiah, Sri T.V.Janardhan Rao and Smt.Y.Girijarani.
- (ii) Zoning of the lands comprised in The Property;

The exercise was to entail:

- Inspection of the records of rights / revenue records for the last 50 years at the office of the jurisdictional Revenue Authority in order to trace the flow of title of the land and ascertain Sri T.Chittaiah, Sri T.V.Janardhan Rao and Smt.Y.Girijarani. were vested with the absolute title of The Property;
- Carry out encumbrance check at the office of the jurisdictional Registrar / Sub Registrar of Assurances for the period of the last 25 years in order to ascertain the creation of any Registered encumbrance and/ or mortgage on the lands;
- Verification of the Title Documents at the office of the jurisdictional Registrar / Sub Registrar of Assurances;
- Verifying whether The Property is subject to any end use restrictions.



- Opining whether Sri T.Chittaiah, Sri T.V.Janardhan Rao and Smt.Y.Girijarani are vested with the right to deal with The Property.

**3. METHODOLOGY:-**

On the basis of our engagement for the above scope of work we have verified all the documents furnished to us. We have also conducted searches and investigation with the Offices of the Tahsildar, Rajendranagar Mandal, Ranga Reddy District; District Registrar, Ranga Reddy District; Sub-Registrar, Rajendranagar, Hyderabad and Metropolitan Development Authority (HMDA), for inspecting and verifying the public documents maintained by the said offices and for the purposes of the scope of work covered by this report.

**4. LLIMITATIONS OF THE REVIEW:-**

- 4.1. We have taken due care for the preparation of the Report. However, Niranjan & Associates shall not be responsible or in any way held liable for any damage or loss suffered by any person because of this Report. In no case, such liability shall exceed the limit of professional fee paid to Niranjan & Associates for the preparation of this Report.

Date: 30.03.2012  
Hyderabad.

  
(S. NIRANJAN REDDY)  
FOR NIRANJAN & ASSOCIATES

[Space left blank intentionally]

5. **TITLE REPORT:-**

**Introduction:**

5.1 The subject property admeasuring an extent of Acres 09-29 ½ Guntas comprising of the following:-

- a) An extent of Acres 05-38 Guntas in Sy No.176
- b) An extent of Acres 00-29 ½ Guntas in Sy No.177
- c) An extent of Acres 01-22 Guntas in Sy No.178
- d) An extent of Acres 01-20 Guntas in Sy No.179

5.2 For the sake of analysis we have divided the extent of Acres 09-29 ½ Guntas into the following two extents:-

i) **First Extent:**

The First Extent covers an extent of Acres 04-29 ½ Guntas comprising the following:-

- a) An extent of Acres 02-18 Guntas in Sy No.176
- b) An extent of Acres 00-29 ½ Guntas in Sy No.177
- c) An extent of Acres 01-22 Guntas in Sy No.178

(hereinafter this extent is referred as "First Extent")

ii) **Second Extent:**

The Second Extent covers an extent of Acres 5-00 Guntas comprising the following:-

- a) An extent of Acres 03-20 Guntas in Sy No.176
- b) An extent of Acres 01-20 Guntas in Sy No.179

(hereinafter this extent is referred as "Second Extent")

5.3 The property admeasuring Acres 9-29 ½ Guntas forms part of a larger extent of Acres 24-09 Guntas in Survey Nos, 176, 177, 178 & 179 which was purchased by T. Chittaiiah, T.V. Janardhan Rao, P. Nagamani, S.V.R. Prasad, T. Jharsi, P.Koteswara Rao & Y.Girija Rani which originally belonged to Mohd Yousuffuddin, Mohd Aminuddin, Mohd Ayenuddin, Mohd Wahiduddin, Mohd Kareemuddin, Mohd Rahimuddin, Mohd Hafizuddin and Mohd Kamruddin whose names are referred as



pattadars and possessors in the earliest revenue records being the Khasra Pahani. The said extent of Acres 24-09 Guntas was conveyed by Mohd Yousufuddin and seven others under two registered sale deeds, the details of which are given hereunder:-

- i) An extent of Acres 18-09 Guntas in favour of T. Chittaiah and five others vide registered instrument document No.6084 of 1983 dated 26.02.1983 on the file of the District Registrar, RR District. Certified copy of the said sale deed dated 26.02.1983 is enclosed to this report as **Document No.1.**

The said extent of Acres 18-09 Guntas comprising the following extents:-

- a) An extent of Acres 14-36 Guntas in Sy No.176  
b) An extent of Acres 01-11 Guntas in Sy No.177  
c) An extent of Acres 02-02 Guntas in Sy No.178

- ii) An extent of Acres 6-00 Guntas in favour of Y. Girija Rani under registered sale deed bearing document No.1239 of 1983 dated 26.02.1983 on the file of the District Registrar, RR District. Certified copy of the said sale deed dated 26.02.1983 is enclosed to this report as **Document No.2.**

The said extent of Acres 6-00 Guntas comprising the following extents:-

- a) An extent of Acres 04-20 Guntas in Sy No.176  
b) An extent of Acres 01-20 Guntas in Sy No.179

- 5.4 Though the sale was made under registered conveyance deed the names of the purchasers were however not mutated in the revenue records as the names of the original pattadar continued even after the sale.

**Observation:**

*We have obtained certified copies of the said sale deeds from the office of the Joint Sub-Registrar-II, Ranga Reddy District, verified the recitals of the said two sale deeds executed by T. Chittaiah & Others and found that the both the sale deeds were properly registered by paying sufficient stamp duty as applicable at the time of registration of the same.*



**6. FIRST EXTENT:-**

- 6.1 After purchasing the said extent of Acres 18-09 Guntas the purchasers amongst themselves entered into an oral partition on 2.6.1984 and thereafter executed a recording of past partition on 13.10.1984 in which it was recorded that the six purchasers viz., T. Chittaiiah, T.V. Janardhan Rao, P. Nagamani, S.V.R. Prasad, T. Jhansi, P. Koteswara Rao & Y.Girija Rani had agreed to partition and divide the land amongst themselves and that the following extents were allotted to each of the partitioning member:-

Sl No.	Name of the Owner	Survey No.	Extent (Ac-Guntas)
1	T.Chittaiiah	176,177 & 178	8-25
2	T.V.Janardhan Rao	177 & 178	1-22 ½
3	P. Nagamani	176	4-28
4	S.V.R. Prasad	176	2-14
5	T. Jhansi	176	0-04
6	Koteswara Rao	176	0-06
<b>Total</b>			<b>18-09</b>

Copy of the recording of past partition dated 13.10.1984 is enclosed to this report as **Document No.3.**

- 6.2 We are only concerned with the extent allotted to T. Chittaiiah and T.V. Janardhan Rao.

**Observation:**

*We have been shown the recording of past partition and find that though it is styled as a recording of past partition the document in itself provides for certain declaration and in view of the judicial pronouncements on the subject this document may not be admissible in evidence as the Court may reckon as a partition deed which would be required to be stamped and registered as the document is neither stamped nor registered it cannot be received in evidence for any purposes.*

*It is also to be noticed that even after the alleged partition made there was no mutation affected in respect of the individual extents of each of the sale deeds. The names of the predecessors Mohd Yousuffudin and others continue to be recorded in the pahanies 1984-85, 1985-86 and even thereafter as the pattadars. The names of the purchasers have not been entered into the possessor column.*

**Acquisition for ROR:**

- 6.3 A part of the said land was notified for acquisition under the Land Acquisition Act for the public purpose of laying of Outer Ring Road. An extent of Acres 05-03 Guntas in Sy No.176 and Acres 00-05 Guntas in Sy No.177 was notified for acquisition in respect of the extent belonging to T.Chittaiah & an extent of Acres 00-10 Guntas in Sy No.177 was notified for acquisition in respect of the extent belonging to T.V.Janardhan Rao.
- 6.4 Thus out of a total extent of Acres 10-07  $\frac{1}{2}$  Guntas which fell to the share of T.Chittaiah and T.V.Janardhan Rao an extent of Acres 05-18 Guntas was acquired by the Government of Andhra Pradesh. An Award under the Land Acquisition Act was also passed granting compensation in respect of the said land.

**Observation:**

*We have perused the copy of the award No.82/LA/ORR/Unit-VII/2005 dated 03.10.2007 and find that no other claims were received in respect of the extents of T.Chittaiah and T.V.Janardhan Rao that were notified for acquisition. Copy of the award dated 03.10.2007 is enclosed to this report as Document No.4.*

[Space intentionally kept blank]



- 6.5 Thus after deducting the said extent acquired the following extent left in the hands of T.Chittaiah and T.V.Janardhan Rao.

Sl No.	Name of the Owner	Survey No.	Extent (Ac-Guntas)
1	T.Chittaiah	176	02-18
		177	00-24
		178	00-15
		<b>Total</b>	<b>Ac.03-17</b>
2	T.V.Janardhan Rao	177	00-05 ½
		178	01-07
		<b>Total</b>	<b>Ac.01-12 ½</b>

- 6.6 Together, T. Chittaiah and T.V. Janardhan Rao are thus entitled to an extent of Acres 4-29 ½ Guntas. The said land is now offered for development to RAMKY.

#### Revenue Records:

- 6.7 We have corroborated the flow of title with the revenue records and found that the name of the original pattadar Mohd Yousuffuddin was mentioned as pattadar and possessor in respect of subject survey numbers in the earliest revenue records of Khasra Pahani for the year 1954-55 and even an earlier revenue account of Pahani for the year 1952-53.

#### Observation:

*The entries made in the Khasra<sup>1</sup> Pahani<sup>2</sup> would show that the land is a private patta land and is not Government land and that the said land is not an Inam land. As the pattadar<sup>3</sup> was in personal cultivation of the land there cannot be any claim of protected tenancy.*

<sup>1</sup> Khasra is a record or account of the lands in a village divided numerically into shares showing the quality of each, the sort of cultivation, name of the cultivator also the field book prepared according to their allotment in the order in which they have been measured-page no.114 of Wilsons Glossary of Judicial and Revenue Terms-compiled and published by East India Company.

<sup>2</sup> All the revenue records (pahani) are maintained under the AP Rights in Land & Pattadar Pass Books Act, 1971. Prior to the said enactment the revenue records were maintained under the AP (Telangana Area) Record of Right Regulations, 1358 Fasli, the provisions of which are in para materia with the 1971 Act.



- 6.8 The name of Mohd Yousuffuddin and his family members are consistently recorded as pattadar from 1954-55 onwards and in fact continued even after the registered sale deeds was executed by them in favour of T.Chittaiah and others. Only from the year 2003-04 onwards the names of T.Chittaiah and other purchasers were recorded in the possessor column. Certified copies of the pahanies referred to above are collectively enclosed to this report as **Document No.5 (Colly)**.

**Observation:**

*Though under Section 4 of A.P. Rights in Land and Pattadar Pass Books Act, 1971 (ROR Act) it is mandatory that whenever any conveyance is made under a registered instrument even without any application the Tahsildar is required to affect mutation we have noticed that this is not followed in practice.*

- 6.9 After acquisition proceedings have been concluded in respect of the balance extent mutation proceedings have been affected in the name of T. Chittaiah for the balance extent of land as evidenced by issue of mutation proceedings No.B/618/2010, dated 16.09.2010 and pattadar pass book concerning his extent of Acres 03-17 Guntas comprising in Acres 02-18 Guntas in Sy No.176, Acres 00-24 Guntas in Sy No.177 & Acres 00-15 Guntas in Sy No.178. Copy of the mutation proceedings dated 16.09.2010 and pattadar pass book are collectively enclosed to this report as **Document No.6 (Colly)**.
- 6.10 In respect of the balance extent of Acres 01-12 ½ Guntas belonging to T.V. Janardhan Rao, though mutation proceedings and pattadar pass book were issued in the year 2003, the extents have been corrected in the pattadar pass book subsequent to the acquisition initiated for outer ring road. Copy of the said pattadar pass book is enclosed to this report as **Document No.7**.
- 6.11 Now T.Chittaiah has been issued pattadar pass book for an extent of Acres 03-17 Guntas and T.V. Janardhan Rao has been issued pattadar pass book for an extent of Acres 01-12 ½ Guntas.



<sup>3</sup> Pattadar means a person, who possesses a title to the land whether he is in possession of the land or not; is responsible to the Government for payment of land revenue as defined under section 2 (11) of A.P.(Telangana Area) Land Revenue Act, 1317 Fasli.

**Observation:**

The ROR Act provides that once pattadar pass book is issued in favour of a person it will carry a presumption of the entries including title.

The revenue records including Form-1B and pattadar pass books, therefore, corroborate the title of T.Chittaiiah to the extent of Acres 3-17 Guntas and T. V. Janardhan Rao to the extent of Acres 1-12 ½ Guntas.

Though the rights of T. Chittaiiah and T.V. Janardhan Rao are evidenced by acquisition proceedings initiated and the issuance of pattadar pass books since there is no registered instrument evidencing the earlier mutation it may be advisable that the other purchasers under the original registered sale deed dated 26-02-1983 executed by Mohd Yousufuddin and seven others may be asked to join as Consenting Parties or as witnesses to the proposed Development Agreement that may be executed by T. Chittaiiah and T.V. Janardhan Rao for avoiding any frivolous and vexatious claims at a later date.

**Agricultural Land:**

- 6.12 The Property has been classified as dry agricultural land. The revenue records including those for the year 2009-10 continue to record the land as dry agricultural land.

**Conversion:**

- 6.13 The revenue records disclose that The Property has not been converted from agricultural to non agricultural use.
- 6.14 In view of the mandatory requirements of Sections 4,5 & 6 of the A.P. Agricultural Lands (Conversion to Non Agricultural Purposes Use) Act, 2006 (Conversion Act), agricultural land cannot be appropriated for non-agricultural purposes unless the conversion has been permitted by the competent authority.
- 6.15 An application needs to be made for conversion of land if the land is proposed to be used for non agricultural purposes and the Act provides for conversion on payment of 10% of the market value.

**Not Government Land:**

- 6.16 We have verified the Government Land Registers at the office of the Tahasildar, Rajendranagar Mandal and ascertained that The Property is not listed/ recorded as Government Land.

**Tenancy:**

- 6.17 The Memo No.RK/165/2012 dated 18.02.2012 issued by the Tahasildar, Rajendranagar Mandal disclose that there are no Protected Tenants in The Property in Sy No.176, 177, 178 & 179 of Narsingi Village. Copy of the said Memo dated 18.02.2012 is enclosed to this report as **Document No.8.**

**Litigation Search:**

- 6.18 We have not conducted any search in respect of litigation pending concerning the Property. Thus we recommend obtaining suitable undertaking and warranties from T.Chittaiiah and T.V.Janardhan Rao indemnifying any loss/expenditure that may be incurred by Ramky on any pending or future litigation concerning The Property.

**Inspection of Sub Registrar's records:**

- 6.19 We have visited the office of District Registrar, Ranga Reddy District and have conducted a search on encumbrances and obtained certificates of encumbrance for the period from 01-01-1983 to 30.04.1995 vide Certificate No.7137 dated 01.03.2012. The said certificate does not reflect any transactions or encumbrances or documents Registered in relation to The Property except the Registered documents referred in this report. Copy of the said Encumbrance Certificate obtained by us are collectively enclosed to this report as **Document No.9.**

**Inspection of Original Documents:**

- 6.19 We have not inspected and examined the original documents referred to in this report and thus we recommend that to rule out any possibility of equitable mortgage being created over the Property the original documents referred to in this report be verified.



**SUMMATION:**

6.20 Subject to our observations and recommendations (more particularly in relation to seeking the other purchasers under the original registered sale deed dated 26-02-1983 join as Consenting Parties or as witnesses to the proposed Development Agreement) in forgoing parts of this report, we are of the considered opinion that,

- i) Sri T.Chittaiiah has thus acquired clear and marketable title and possession over the land admeasuring Acres 03-17 Guntas comprising of Acres 02-18 Guntas in Sy.No.176, Acres 0-24 Guntas in Sy No.177 and Acres 0-15 Guntas in Sy No.178 of Narsingi Village, Rajendranagar Mandal, Ranga Reddy District;
- ii) Sri T.V.Janardhan Rao has thus acquired clear and marketable title and possession over the land admeasuring Acres 01-12 ½ Guntas comprising of Acres 0-05 ½ Guntas in Sy.Nos.177 and Acres 01-07 Guntas in Sy No.178 of Narsingi Village, Rajendranagar Mandal, Ranga Reddy District.



[Space Left Blank Intentionally]

**7. SECOND EXTENT:**

- 7.1 An extent of Acres 6-00 Guntas comprising an extent of Acres 4-20 Guntas in Sy No.176 and an extent of Acres 01-20 Guntas in Sy No.179 was purchased by Y. Girija Rani from Mohd Yousuffuddin and seven others under the registered sale deed bearing document No.1239 of 1983 dated 26.02.1983 on the file of the District Registrar, RR District.
- 7.2 Having purchased Acres 6-00 Guntas comprising an extent of Acres 4-20 Guntas in Sy No.176 and an extent of Acres 01-20 Guntas in Sy No.179, Y.Girija Rani sold an extent of Acres 01-00 Guntas in Sy No.176 to M/s Jayabheri Properties Pvt Ltd., vide a registered sale deed bearing document No.1302 of 2005 dated 04.02.2005. Copy of the sale deed dated 04.02.2005 is enclosed to this report as **Document No.10.**
- 7.3 Thus Y.Girija Rani has left with Acres 5-00 Guntas comprising an extent of Acres 3-20 Guntas in Sy No.176 and an extent of Acres 01-20 Guntas in Sy No.179.

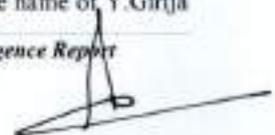
**Revenue Records:**

- 7.3 We have corroborated the flow of title with the revenue records and found that the name of the original pattadar Mohd Yousuffuddin was mentioned as pattadar and possessor in respect of subject survey numbers in the earliest revenue records of Khasra Pahani for the year 1954-55 and in fact even earlier account of Khasra Pahani for the year 1952-53.

**Observation:**

*The entries made in the Khasra Pahani would show that the land is a private patta land and is not Government land and that the said land is not an Inam land. As the pattadar was in personal cultivation of the land there cannot be any claim of protected tenancy.*

- 7.4 The name of Mohd Yousuffuddin and his family members are consistently recorded as pattadar from 1954-55 onwards till the year 1983-84. From the year 1984-85 onwards the names of Y.Girija Rani was recorded in the pattadar and possessor columns.
- 7.5 After purchasing the said extent of Acres 06-00 Guntas comprising an extent of Acres 04-20 Guntas in Sy No.176 and an extent of Acres 01-20 Guntas in Sy No.179 from Mohd Yousuffuddin the mutation proceedings have been affected in the name of Y.Girija



Rani for the said extent of Acres 06-00 Guntas as evidenced by issuance of pattadar pass book. Copy of the pattadar pass book issued in favour of Y.Girija Rani is enclosed to this report as **Document No.11**.

**Observation:**

*The revenue records including title deeds and pattadar pass books therefore corroborate the title of Y.Girija Rani to the extent of Acres 06-00 Guntas comprising an extent of Acres 04-20 Guntas in Sy No.176 and an extent of Acres 01-20 Guntas in Sy No.179.*

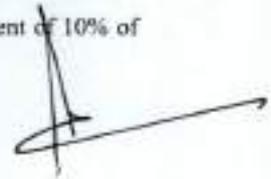
*Thereafter, Y.Girija Rani sold an extent of Acres 01-00 Guntas in Sy No.176 to M/s Jayabheri Properties Pvt Ltd., vide a registered sale deed bearing document No.1302 of 2005 dated 04.02.2005.*

**Agricultural Land:**

- 7.6 The Property has been classified as dry agricultural land. The revenue records including those for the year 2009-10 continue to record the land as dry agricultural land.

**Conversion:**

- 7.7 The revenue records disclose that The Property has not been converted from agricultural to non agricultural use.
- 7.8 In view of the mandatory requirements of Sections 4,5 & 6 of the A.P. Agricultural Lands (Conversion to Non Agricultural Purposes Use) Act, 2006 (Conversion Act), agricultural land cannot be appropriated for non-agricultural purposes unless the conversion has been permitted by the competent authority.
- 7.9 An application needs to be made for conversion of land if the land is proposed to be used for non agricultural purposes and the Act provides for conversion on payment of 10% of the market value.



**Not Government Land:**

- 7.10 We have verified the Government Land Registers at the office of the Tahasildar, Rajendranagar Mandal and ascertained that The Property is not listed/ recorded as Government Land.

**Tenancy:**

- 7.11 The Memo No.RK/165/2012 dated 18.02.2012 issued by the Tahasildar, Rajendranagar Mandal disclose that there are no Protected Tenants in The Property in Sy No.176, 177, 178 & 179 of Narsingi Village.

**Inspection of Sub Registrar's records:**

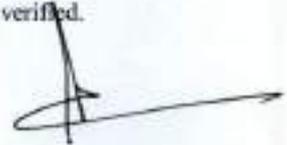
- 7.12 We have visited the office of District Registrar, Ranga Reddy District and have conducted a search on encumbrances and obtained certificates of encumbrance for the period from 01-01-1983 to 30.04.1995 vide Certificate No.7137 dated 01.03.2012 & from 01-05-1995 to 02.03.2012 vide Certificate No.4146 dated 03.03.2012. The said certificate does not reflect any transactions or encumbrances or documents Registered in relation to The Property except the Registered documents referred in this report.

**Litigation Search:**

- 7.13 We have not conducted any search in respect of litigation pending concerning The Property. Thus we recommend obtaining suitable undertaking and warranties from Y.Girija Rani indemnifying any loss/expenditure that may be incurred by Ramky on any pending or future litigation concerning The Property.

**Inspection of Original Documents:**

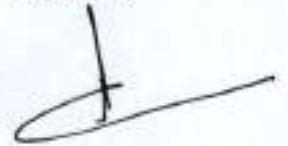
- 7.14 We have not inspected and examined the original documents referred to in this report and thus we recommend that to rule out any possibility of equitable mortgage being created over the subject property the original documents referred to in this report be verified.



**7.15 SUMMATION:**

7.16 Subject to our observations and recommendations in forgoing parts of this report, we are of the considered opinion that,

- i) Sri Y.Girija Rani has thus acquired clear and marketable title and possession over the land admeasuring Acres 05-00 Guntas comprising an extent of Acres 03-20 Guntas in Sy No.176 and an extent of Acres 01-20 Guntas in Sy No.179 of Narsingi Village, Rajendranagar Mandal, Ranga Reddy District.



Housiey.com

[Space intentionally left blank]

## 8. PAHANIES FOR SY NO.176, 177, 178 &amp; 179:-

8.1 The entries as reflected in the pahanies for Sy No.176,177,178 &amp; 179 are as follows:-

## 8.2 Sy.No.176 of Narsingi Village, Rajendranagar MandalRanga Reddy District:

Year	Sy.No.	Extent (Ac-gts)	Type	Name of Pattadar	Name of Possessor	Remarks
1952-53	176	18-35	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	Nil
1954-55	176	18-35	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	Nil
1955-58	176	18-35	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	Nil
1958-59	176	18-35	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	Nil
1959-60	176	18-35	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	Nil
1960-61	176	18-35	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	Nil
1961-62	176	18-35	Pattadar	Mohd.Yousufuddin	Ayunuddin Shikmidar	Nil
1963-64	176	18-35	Pattadar	Mohd.Yousufuddin	Ayunuddin Shikmidar	Nil
1964-65	176	18-35	Pattadar	Mohd.Yousufuddin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Rabeemuddin Vaheedhoddin Hafeezuddin	Own	Nil
1973-74 1975-76 1977-78	176	18-35	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Rabeemuddin Vaheedhoddin Hafeezuddin	Own	Nil
1978-79	176	18-35	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Rabeemuddin Vaheedhoddin Hafeezuddin	Ameenuddin Ayunuddin Kareemuddin	Nil
1982-83	176	18-35	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Rabeemuddin Vaheedhoddin Hafeezuddin		Nil

1983-84 1984-85 1985-86 1986-87	176	18-35	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Y.V.Girija Rani D/o.Ramanna - Ac.4-20	Nil
1987-88 1988-89 1989-90 1990-91 1991-92	176	18-35	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin Y.V.Girija Rani - 4- 20		Nil
1993-94 1994-95	176	18-35	Pattadar	Shafimodhin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Y.V.Girija Rani - 4- 20	P.Nagamani Ramakrishna Durga Prasad Suryakanthamma	Nil
1995-96 1996-97 1997-98 1998-99 1999- 2000	176	18-35	Pattadar	Shafimodhin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Y.Girija Rani	L.Damodhar Prasad	Nil
2000-01 2001-02	176	18-35	Pattadar	Shafimodhin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Y.Girija Rani	L.Damodhar Prasad Y.Girija Rani	Nil
2002-03 2003-04 2004-05 2005-06 2006-07 2007-08 2008-09	176	18-35	Pattadar	Shafimodhin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin	L.Damodhar Prasad Y.Girija Rani - 6- 00 Tummala Chittaiah - 7-21 P.Nagamani - 4-28 S.V.R.Prasad - 2-	Nil

				Vaheedhoddin Y.Girija Rani	14 T.Jansi - 0-04 Parachuri Koteswar Rao -0-02	
ROR I- B						Nil

## 8.3 Sy.No.177 of Narsingi Village, Rajendranagar MandalRanga Reddy District:

Year	Sy.No.	Extent (Ac-gts)	Type	Name of Pattadar	Name of Possessor	Remarks
1952-53	177	1-11	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1954-55	177	1-11	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1955-58	177	1-11	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1958-59	177	1-11	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1959-60	177	1-11	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1960-61	177	1-11	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1961-62	177	1-11	Pattadar	Mohd.Yousufuddin	Ayunuddin Shikmidar	
1963-64	177	1-11	Pattadar	Mohd.Yousufuddin	Ayunuddin Shikmidar	
1964-65	177	1-11	Pattadar	Mohd.Yousufuddin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Own	
1973-74	177	1-11	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Own	
1975-76 1977-78 1978-79	177	1-11	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Ameenuddin & others	
1982-83	177	1-11	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin		



				Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	
1983-84 1984-85 1985-86 1986-87	177	1-11	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	
1987-88	177	1-11	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin s/o Shafimodhin	Y.Girija Rani 1-08
1988-89 1989-90 1990-91 1991-92	177	1-11	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin s/o Shafimodhin	Own
1993-94 1994-95	177	1-11	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin s/o Shafimodhin	P.Nagamani
1995-96 1996-97 1997-98 1998-99 1999- 2000 2000-01 2001-02	177	1-11	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin s/o Shafimodhin	L.Damodhar Prasad
2002-03 2003-04 2004-05 2005-06	177	1-11	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin	T.Damoder prasad T.Chittiah 0-09 Dr.T.V.Janardan rao 0-15 ½



2006-07 2007-08 2008-09				Yousufuddin Raheemuddin Vaheedhoddin s/o Shafimodhin		
ROR 1- B						

## 8.4 Sy.No.178 of Narsingi Village, Rajendranagar MandalRanga Reddy District:

Year	Sy.No.	Extent (Ac-gts)	Type	Name of Pattadar	Name of Possessor	Remarks
1952-53	178	2-12	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1954-55	178	2-12	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1955-58	178	2-12	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1958-59	178	2-12	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1959-60	178	2-12	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1960-61	178	2-12	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1961-62	178	2-12	Pattadar	Mohd.Yousufuddin	Ayunuddin Shikmidar	
1963-64	178	2-12	Pattadar	Mohd.Yousufuddin	Ayunuddin Shikmidar	
1964-65	178	2-12	Pattadar	Mohd.Yousufuddin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin		
1973-74	178	2-02	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Own	
1975-76	178	2-02	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	----	
1977-78 1978-79	178	2-02	Pattadar	Ameenuddin Ayunuddin Kareemuddin	Ameenuddin Ayunuddin Kareemuddin	



				Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin		
1982-83 1983-84 1984-85 1985-86 1986-87	178	2-02	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin		
1987-88	178	2-02	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin s/o Shafimodhin	Y.Girija Rani 2-02	
1988-89 1989-90 1990-91 1991-92	178	2-02	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin s/o Shafimodhin	Own	
1993-94 1994-95 1995-96 1996-97 1997-98 1998-99 1999- 2000 2000-01 2001-02	178	2-02	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin s/o Shafimodhin	P.Nagamani	
2002-03 2003-04 2004-05 2005-06 2006-07 2007-08 2008-09	178	2-02	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin s/o Shafimodhin	T.Damoder prasad T.Chittiah 0-15 Dr.T.V.Janardan rao 1-07	
ROR 1- B						

## 8.5 Sy.No.179 of Narsingi Village, Rajendranagar Mandal Ranga Reddy District:

Year	Sy.No.	Extent (Ac-gts)	Type	Name of Pattadar	Name of Possessor	Remarks
1952-53	179	18-35	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1954-55	179	1-31	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1955-58	179	1-31	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1958-59	179	1-31	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1959-60	179	1-31	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1960-61	179	1-31	Pattadar	Mohd.Yousufuddin	Mohd.Yousufuddin	
1961-62	179	1-31	Pattadar	Mohd.Yousufuddin	Ayunuddin Shikmidar	
1963-64	179	1-31	Pattadar	Mohd.Yousufuddin	Ayunuddin Shikmidar	
1964-65	179	1-31	Pattadar	Mohd.Yousufuddin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Own	
1973-74 1975-76 1977-78	179	1-31	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Own	
1978-79	179	1-31	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Ameenuddin Ayunuddin Kareemuddin	
1982-83	179	1-31	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin		
1983-84	179	1-31	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin	Y.V.Girija Rani D/o.Ramarao Ac.1- 20	



				Raheemuddin Vaheedhoddin Hafeezuddin	
1984-85 1985-86	179	1-31	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin Y.V.Girija Rani D/o.Ramarao Ac.1-20	Y.V.Girija Rani D/o.Ramarao Ac.1-20
1986-87 1987-88	179	1-31	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Y.V.Girija Rani D/o.Ramarao Ac.1-20
1988-89 1989-90 1990-91 1991-92	179	1-31	Pattadar	Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Vaheedhoddin Hafeezuddin	Own
1993-94	179	1-31	Pattadar	Shafimodhin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Hafeezuddin Vaheedhoddin	P.Nagamani
1994-95	179	1-31	Pattadar	Shafimodhin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Hafeezuddin Vaheedhoddin	
1995-96	179	1-31	Pattadar	Shafimodhin Ameenuddin Ayunuddin Kareemuddin Kamroddin	Girija Rani

				Yousufuddin Raheemuddin Hafeezuddin Vaheedhoddin		
1996-97 1997-98 1998-99 1999- 2000 2000-01 2001-02 2002-03 2003-04 2004-05 2005-06 2006-07 2007-08 2008-09	179	1-31	Pattadar	Shafimodhin Ameenuddin Ayunuddin Kareemuddin Kamroddin Yousufuddin Raheemuddin Hafeezuddin Vaheedhoddin	P.Nagamani	

Housiey.com

[Space intentionally left blank]

**9. CONCLUSION AND OPINION:-**

9.1 Subject to our observations and recommendations (more particularly in relation to seeking the other purchasers under the original registered sale deed dated 26-02-1983 join as Consenting Parties or as witnesses to the proposed Development Agreement) in forgoing parts of this report, we are of the considered opinion that,

- i) Sri T.Chittaiiah has clear and marketable title and possession over the land admeasuring Acres 03-17 Guntas comprising of Acres 02-18 Guntas in Sy.No.176, Acres 0-24 Guntas in Sy No.177 and Acres 0-15 Guntas in Sy No.178 of Narsingi Village, Rajendranagar Mandal, Ranga Reddy District;
- ii) Sri T.V.Janardhan Rao has clear and marketable title and possession over the land admeasuring Acres 01-12 ½ Guntas comprising of Acres 0-05 ½ Guntas in Sy.Nos.177 and Acres 01-07 Guntas in Sy No.178 of Narsingi Village, Rajendranagar Mandal, Ranga Reddy District.
- iii) Sri Y.Girija Rani has clear and marketable title and possession over the land admeasuring Acres 05-00 Guntas comprising an extent of Acres 03-20 Guntas in Sy No.176 and an extent of Acres 01-20 Guntas in Sy No.179 of Narsingi Village, Rajendranagar Mandal, Ranga Reddy District.

Date: 30.03.2012  
Hyderabad.

  
(S. NIRANJAN REDDY)  
FOR NIRANJAN & ASSOCIATES