

TITLE DUE DILIGENCE REPORT

TABLE OF CONTENTS

1. THE MANDATE
2. SCOPE OF WORK
3. METHODOLOGY
4. LIMITATIONS OF THE REVIEW
5. TITLE REPORT
6. AGRICULTURAL LAND
7. TENANCY
8. NOT GOVERNMENT LAND
9. LITIGATION SEARCH
10. ENCUMBRANCE CERTIFICATE
11. MARKET VALUE
12. PUBLIC NOTICE
13. CONVERSION
14. LAND USAGE AND ZONING CLASSIFICATION
15. SURVEY AND OTHER RECOMMENDATIONS
16. INSPECTION OF ORIGINAL DOCUMENTS
17. CONCLUSION AND OPINION

TITLE DUE DILIGENCE REPORT

1. THE MANDATE:-

- 1.1 This Title Report (“**Report**”) has been prepared to carry out a Title Due Diligence and Investigation in relation to the land admeasuring Acres 08-10 Guntas in Survey No. 229 of Gaganpahad Village, Rajendra Nagar Mandal, Ranga Reddy District, Telangana State (“**The Property**”).

2. SCOPE OF WORK:-

- 2.1 The scope of work required us to conduct a 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 Property and vesting of the same in favour of Sri Mohsen Ahmed Dawood, Sri Mateen Ahmed Dawood both are sons of Sri Mohammed Dawood.

The exercise was to entail:

- Review of documents provided to us and opining on the said documents.
- Preparation of the Title Verification Report of the Property.

3. METHODOLOGY:-

- 3.1 On the basis of our engagement for the above scope of work we have verified all the documents furnished to us listed as Documents to this Report. This Report has been prepared only on the basis of the documents provided to us.

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

- 4.1 We have not conducted any independent searches of public records pertaining to The Property maintained by the public offices. This Report has been prepared basing on the documents/material furnished to us by the Owners. We have sought and obtained confirmation from the Owners as to the accuracy and completeness of information/documents provided to us. However, the legal due diligence review is subject to the following limitations:-
- 4.2 Unless explicitly mentioned in this Report, this Report is based on the assumption that the information, documents/material, provided to us are accurate and genuine.
- 4.3 We have taken due care for preparation of the Report. However, we shall not be responsible or in any way held liable for any damage or loss suffered by any person or persons because of this Report. In no case, such liability shall exceed the limit of professional fee paid to us for preparation of this Report.
- 4.4 "This Report cannot be used without our consent and it is not to be referred to and relied upon by any other person whatsoever. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part without our express written consent. We accept no responsibility or legal liability to any person in relation to the contents of the Report even if the Report has been disclosed with our consent."

Date:
Hyderabad.


(K.VISHWESHWAR REDDY)
FOR HYDERABAD LAW CHAMBERS

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5. TITLE HISTORY:-

- 5.1 The Property admeasuring Acres 08-10 Guntas in Survey No. 229 of Gaganpahad Village, Rajendra Nagar Mandal, Ranga Reddy District, Telangana State.

REVENUE RECORDS & FLOW OF TITLE:

- 5.2 The earliest revenue record of Gaganpahad Village available at the office of Tahsildar, Rajendra Nagar Mandal, Ranga Reddy District is the Sessala Pahani for the year 1955-1958 which reflects that the total land admeasuring Acres 12-31 Guntas in Survey No.229 has been classified as "Patta Land" and the name of Smt. Vazirunnissa Begum W/o Gulam Mohammad as Pattadar and Possessor.

Observation: We have not been provided Khasra Pahani for the year 1954-1955.

- 5.3 The Pahanies for the years 1960-1961, 1961-1962, 1964-1965, 1966-1967, 1972-1973, 1974-1975, 1982-1983, 1985-1986, 1989-1990 to 1999-2000, 2004-2005 to 2006-2007, 2008-2009 and 2011-2012 reflect the names of following persons as Pattadars and Possessors as detailed hereunder:

Year	Sy. No.	Extent (Ac. Gts)	Name of Pattadar	Name of Possessor
1960-1961	229	12-31	Vazirunnissa Begum W/o Gulam Mohammad	V.V.Raman S/o V. Vaidyanadaya <i>Purchaser</i>
1961-1962	229	11-10	Vazirunnissa Begum W/o Gulam Mohammad	V.V.Raman
1964-1965 1966-1967 1972-1973	229	11-10	Nawab Sayed Ahammad	Nawab Sayed Ahammad
1974-1975	229	11-10	Nawab Sayed Ahammad	Vijayamma <i>Purchaser</i>
1982-1983	229/A	02-33	Mohammad Khaja	Mohammad Khaja
1985-1986	229/AA	02-33	Mohammad Jahangir	Mohammad Jahangir
	229/E	02-32	Mohammad Dawood	Mohammad Dawood
	229/EE	02-32	Mohammad Ali	Mohammad Ali
1989-1990 1990-1991 1991-1992	229/A	02-33	Mohammad Khaja	Mohammad Dawood S/o Hazi Mohammad Hussain

1992-1993 1994-1995 1995-1996	229/AA	02-33	Mohammad Jahangir	Mohammad Dawood
	229/E	02-32	Mohammad Dawood	Mohammad Dawood
	229/EE	02-32	Mohammad Ali	Mohammad Dawood
1996-1997 1997-1998 1998-1999 1999-2000 2004-2005 2005-2006	229/A	02-33	Mathin Mohammad Dawood S/o Md. Dawood	Mathin Mohammad Dawood S/o Md. Dawood
	229/AA	02-33	Moshin Mohammad Dawood S/o Md. Dawood	Moshin Mohammad Dawood S/o Md. Dawood
	229/E	02-32	Mohammad Dawood	Mohammad Dawood
	229/EE/ 1	01-16	Moshin Mohammad Dawood S/o Md. Dawood	Moshin Mohammad Dawood S/o Md. Dawood
	229/EE/ 2	01-16	Mathin Mohammad Dawood S/o Md. Dawood	Mathin Mohammad Dawood S/o Md. Dawood
2006-2007 2008-2009 2010-2011 2011-2012	229/A	04-09	Mathin Mohammad Dawood S/o Md. Dawood	Mathin Mohammad Dawood S/o Md. Dawood
	229/AA	04-09	Moshin Mohammad Dawood S/o Md. Dawood	Moshin Mohammad Dawood S/o Md. Dawood
	229/E	02-32	Mohammad Dawood	Mohammad Dawood

Observation: From the Pahani for the year 1961-1962 that the extent was decreased from Acres 12-31 Gts to Acres 11-10 Guntas in Survey No. 229 of Gaganpahad Village. It appears that from out of the total extent only 11-10 Guntas appears to have been sold.

- 5.4 The entries of the Pahanies for the year 1960-1961 and 1962-1963 discloses that the names of Smt. Vazirunnissa Begum W/o Sri Gulam Mohammad as Pattadar and Sri V.V.Raman S/o V. Vaidyanadhaya as Possessor for the land admeasuring Acres 11-10 Gunatas in Survey No. 229 of Gaganpahad Village. The subsequent Pahanies from the year 1964-1965 to 1972-1973 reflect the name of Sri Syed Ahmed S/o Syed Abdulla reflects as Pattadar and Possessor for the land admeasuring Acres 11-10 Guntas in Survey No. 229 of Gaganpahad Village.
- 5.5 Subsequently, Sri Syed Ahmed S/o Syed Abdulla has conveyed the land admeasuring Acres 11-10 Guntas in Survey No. 229 of Gaganpahad Village through a registered Sale Deed Document No. 68 of 1967 dated 20.01.1967 registered in the office of Sub Registrar Hyderabad West, in favour of Smt. T. Vijaya W/o Sri T. Krishna Rao. Copy of Sale Deed Document No. 68 of 1967 dated 20.01.1967 is enclosed to this Report.

- 5.6 Thereafter, Smt. T. Vijaya W/o Sri T. Krishna Rao has conveyed the land admeasuring Acres 08-10 Guntas out of Acres 11-10 Guntas in Survey No. 229 of Gaganpahad Village through a registered Sale Deed Document No. 343 of 1977 dated 03.02.1977 registered in the office of Sub Registrar Hyderabad West, in favour of Sri Mohammad Khaja, Sri Mohammad Jahangeer, Sri Mohammad Dawood all are sons of Sri Moulavi Haji Mohammad Hussain Saheb and Sri Mohammad Ali S/o Sri Mohammad Khaja. Copy of Sale Deed Document No. 343 of 1977 dated 03.02.1977 is enclosed to this Report.
- 5.7 Subsequently, Mohd. Khwaja @ Khaja died and his legal heirs namely Smt. Khateeja Begum W/o Late Haji Mohammad Khaja and 10 others (other legal heirs) have jointly executed a General Power of Attorney by granting the powers to execute sale deeds or other deeds in respect of family properties through a registered GPA Document No. 334 of 1982 dated 24.09.1982 registered in the office of Sub Registrar Arampura, Hyderabad, in favour of Sri Mohammad Ibrahim S/o Late Haji Mohammad Khaja. Copy of GPA Document No. 334 of 1982 dated 24.09.1982 is enclosed to this Report.
- 5.8 Later, the said Mohd. Ibrahim (along with legal heirs of Mohd. Khaja) and his uncles i.e. Sri Mohammad Jahangeer, S/o Sri Moulavi Haji Mohammad Hussain Saheb, Sri Mohammad Ali S/o Sri Mohammad Khaja and 15 others (legal heirs of Md. Khaja) have jointly executed the release deed by releasing the joint shares in respect of the land admeasuring Acres 11-10 Guntas in Survey No. 229/ part of Gaganpahad Village, through a registered Release Deed Document No. 1951 of 1983 dated 04.04.1983 registered in the office of District Registrar, (RO-Ranga Reddy) Ranga Reddy District, in favour of Sri Mohammad Dawood S/o Sri Moulavi Haji Mohammad Hussain Saheb. Copy of Release Deed Document No. 1951 of 1983 dated 04.04.1983 is enclosed to this Report.
- 5.9 Sri Mohammad Dawood S/o Sri Moulavi Haji Mohammad Hussain Saheb, out of the total extent of land an extent of Acres. 8-10 was gifted thorough HIBA Nama dated 20th March, 1998, in favour of his sons Mr. Mateen Ahmed Dawood S/o Sri Mohammad Dawood for Acres 4-05 Guntas and Sri Mohsin Ahmed Dawood S/o Sri Mohammad Dawood. For Acres 4-04 Guntas. In total admeasuring **Acres 8-09 Guntas** retaining balance extent of Acres 0-01 Guntas with Mr. Dawood.

- 5.10 By virtue of the same, Mr. Mateen got mutated his name and obtained Pattedar Passbok and Title Deed vide PPB& TD No.T05200110337 Katha No.162 & Mr. Mohsen obtained Pattedar Passbok and Title Deed vide PPB & TD No.T05200110339, Katha No.164 for Acres.4-05 Guntas and Acres 4-04 Guntas respectively.
- 5.11 Later from out of the said extent of **Acres 4-05 Guntas**, the said Mr. Mateen has gifted an extent of Acres. 0-33.40 Guntas in favour of his sister namely Mrs. Mariyam A Hussain vide registered Gift Deed No.33 of 2023, registered with Jt. SRO, Rajendranagar, RR District.
- 5.12 Similarly, from out of his extent of **Acres 4-04 Guntas**, the said Mr. Mohsen has gifted an extent of Acres. 0-32.40 Guntas in favour of his sister namely Mrs. Mariyam A Hussain vide registered Gift Deed No.3 of 2023, registered with Jt. SRO, Rajendranagar, RR District.
- 5.13 Thus, Sri Mateen Ahmed Dawood S/o Sri Mohammad Dawood is the owner for the land admeasuring **Acres 03-08 Guntas** and Sri Mohsin Ahmed Dawood S/o Sri Mohammad Dawood is the owner for the land admeasuring **Acres 03-08 Guntas** and Mrs. Mariyam Afrouz Hussain D/o. Mohammad Dawood and Wife of Asgar Hussain in the owner for the land admeasuring **Acres 1-24 Guntas** of Gaganpahad Village.
6. **AGRICULTURAL LAND:-**
- 6.1 The Property was classified as dry agricultural land. The revenue records continue to record the land as dry agricultural land.
7. **TENANCY:-**
- 7.1 We recommend to providing No PT Certificate.
8. **NOT GOVERNMENT LAND:-**
- 8.1 We have verified the revenue records provided to us in respect of Survey No. 229 of Gaganpahad Village. As per the Sessala Pahani for the year 1955-1958 and the subsequent Pahanies referred to in this Report, the land in Survey No. 229 is classified as Patta Land. However, we have not been provided with the Government Land/Bhoodan Land/ Wakf Land Register(s) maintained by the Tahsildar, Ghatkesar Mandal. Thus, we recommend verifying the same in order to ascertain that The Property is not listed/ recorded as Government Land/Bhoodan Land/ Wakf Land.

9. LITIGATION SEARCH:-

We have not conducted any search in respect of litigation pending concerning The Property. Thus, we recommend obtaining suitable representations and warranties from the owners stating that no litigation concerning The Property is pending before any court, judicial, quasi judicial bodies, revenue authorities or arbitration tribunals.

10. ENCUMBRANCE CERTIFICATE:-

10.1 *An encumbrance check is only indicative and is not completely exhaustive as the soft ware used by the Stamps and Registration Department does not fully support throwing up accurate results in respect of the property for which the check is done when the property is conveyed along with other property or when only a part of the property is conveyed. In such circumstances it is also not possible to resort to any other alternative method for verifying any previous registered encumbrances.*

Similarly an unregistered Agreement of Sale will not be reflected in the Encumbrance Certificate but can still be the basis for maintaining a Suit for Specific performance.

11. MARKET VALUE CERTIFICATE :-

11.1 We have verified online Market Value from the portal of Dharani, Telangana State web site in respect of the Property. Copy of Market Value Certificate is enclosed to this Report.

12. PUBLIC NOTICE:-

12.1 The paper publication of a notice may help us to rule out any pending litigation in respect of the property. It would be otherwise impossible to do a fool proof and exhaustive check of all courts to rule out any litigation in respect of The Property. Thus we recommend to publishing the notice in at least two daily News Papers preferably one in English Daily News Paper and one in Telugu Daily News Paper.

13. CONVERSION:-

13.1 The revenue records disclose that The Property has not been converted from agricultural to non agricultural use.

13.2 In view of the mandatory requirements/provisions of the Conversion Act, agricultural land cannot be appropriated for non-agricultural purposes unless the conversion has been permitted by the competent authority.

13.3 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 3% of the market value.

14. LAND USAGE AND ZONING CLASSIFICATION:-

14.1 We have not been provided the Land Use Certificate. Thus, we recommend obtaining the Land Use Certificate in respect of the Property from the Hyderabad Metropolitan Development Authority for verification of Land Usage.

15. SURVEY AND OTHER RECOMMENDATIONS:-

15.1 We recommend having The Property surveyed through Government Surveyor in order to ascertain the following:

- i) The Physical measurements of The Property corresponding with the survey numbers referred to in this Report,
- ii) Whether The Property is a Contiguous bit, and
- iii) Whether any Public Road existed in The Property.
- iv) The Property is not situated/demarcated in the Full Tank Level (FTL)/Lake.

15.2 We recommend ascertaining whether any Acquisition or Requisition notifications were issued by the Central/State Government in respect of The Property.

15.3 We also recommend ascertaining whether Right of Way or other Easementary Right/s existed in The Property.

16. INSPECTION OF ORIGINAL DOCUMENTS:-

16.1 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 originals of the documents referred to in this Report be verified.

17. CONCLUSION AND OPINION:-

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

- i) Sri Mateen Ahmed Dawood S/o Sri Mohammad Dawood is the owner for the land admeasuring Acres 03-08 Guntas forming part of Survey No. 229 of Gaganpahad Village, Rajendranagar Mandal, Ranga Reddy District.

- ii) Sri Mohsin Ahmed Dawood S/o Sri Mohammad Dawood is the owner for the land admeasuring Acres 03-08 Guntas, forming part of Survey No. 229 of Gaganpahad Village, Rajendranagar Mandal, Ranga Reddy District.
- iii) Mrs. Mariyam Afrouz Hussain D/o. Mohd. Dawood, W/o. Asgar Hussain, is the owner for the land admeasuring Acres.1-24 Guntas, forming part of Survey No.229 of Gaganpahad Village, Rajendranagar Mandal, Rangareddy Districtg.

Date: ___
Hyderabad.


(K. VISHWESHWAR REDDY)
FOR HYDERABAD LAW CHAMBERS

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