

TITLE DILIGENCE REPORT
UNDERTAKEN IN RESPECT OF
IMMOVABLE PROPERTY ADMEASURING 28 ACRES 32 GUNTAS IN SY. NO'S.

178, 179, 180 and 181

SITUATED AT AMEENPUR VILLAGE, SANGAREDDY TALUQ, MEDAK
DISTRICT, TELANGANA,

SAMVĀD:
PARTNERS

Advocates

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INTRODUCTION

Background

Lakshmi Farms, a partnership firm, registered with the Registrar of Firms, Hyderabad under the Indian Partnership Act, 1932 (“**Firm**” or “**Present Owner**”) has represented that it is the owner of the land admeasuring 28 Acres and 32 guntas, situated in Ameenpur Village, Sangareddy Taluq, Medak District, covered by survey numbers 178 (11 Acres 12 guntas), 179 (13 Acres 30 guntas), 180 (1 Acre 37 guntas), and survey number 181 (1 Acre 33 guntas) (“**Land**”)

The Firm has agreed to sell (“**Proposed Transaction**”) the Land to Alliance Inn (India) Private Limited Company (“**Alliance**”) in terms of a Memorandum of Understanding dated November 5, 2018 entered into between the Firm and Alliance.

The Alliance has approached Kotak India Real Estate Fund VIII (“**Kotak**”) for offering the exclusive ownership rights over the Alliance’s share of the Land and an exclusive charge on the Land amongst other security / rights being provided by the Alliance and its promoters in consideration of a loan / financing facility being provided by Kotak to the Alliance (“**Proposed Transaction**”).

Scope and Qualifications

Kotak has engaged Samvad Partners in conducting a title due diligence exercise in relation to the Land and the Project.

Scope of Work

The aim of the title due diligence exercise conducted by Samvad Partners is to review the various documents and information relating to the Land and to ascertain whether the title to the Land is clear and whether there are any legal problems, issues or risks which may adversely affect the title of the Land.

Qualifications

- (i) The information provided in this legal due diligence report (“**Report**”) is documentary in nature and is based completely and solely on photocopies of the documents and information provided to Samvad Partners as of November 23, 2018 by the Company unless otherwise stated. We have appended to this Report, a list of documents reviewed by us.
- (ii) While performing the review, we have assumed the (a) genuineness of all signatures, (b) accuracy and correctness of all information / representation provided / made to us, including the facts that are mentioned in agreements, executed copies of documents and government records, (c) authenticity of copies of all documents submitted to us as originals, (d) conformity of the copies or extracts submitted to us with the originals thereof, and (e) compliance with all legal requirements by the parties concerned with the Land.



- (iii) Other than as expressly indicated in this Report, we have relied on the entries made in the revenue records (including *pahani* records) pertaining to the Land for the purpose of tracing the title, and have assumed that the entries made therein, are accurate and have not been challenged or questioned. It may be noted that while entries made in revenue records do not create any right in a property in favour of a person, where none existed in the first place, such entries raise a presumption that such rights exist till the contrary is proved (as held in various judicial pronouncements).
- (iv) Except as indicated otherwise in this Report, we have not been provided with the genealogical tree / legal heirs / family member's certificate of the original owners from whom the flow of title of the Land emanated. In the absence of a genealogical chart describing all the family members and their relationship with the original owners, it is not possible to conclusively opine with regard to the share of each of the original owners of the Land. As such, there is a possibility of claims by or on behalf of the legal heirs/family members. It may however be noted that the claim, if any, by or on behalf of the legal heirs / family members and/or any third party will be subject to the limitation period prescribed under the Limitation Act, 1963.
- (v) For the purposes of this Report, we have relied upon the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report. After the formation of Telangana State in 2014 out of the erstwhile State of Andhra Pradesh, various (United) Andhra Pradesh enactments continue to apply to Telangana State and therefore this report may contain references to various (United) Andhra Pradesh enactments.
- (vi) We have assumed that there are no outstanding dues payable by the present / previous owners of the Land to any Government / statutory authority (including any tax / cess dues) or local body and that the Land is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under applicable laws.
- (vii) The information included in this Report is neither meant to be published, nor is it intended to be a substitute for the representations and warranties that Kotak may wish to seek from any person. The decision whether, to proceed with and consummate the Proposed Transaction lies solely with Kotak and our work and findings shall not in any way constitute a recommendation as to whether Kotak should or should not consummate the Proposed Transaction. Further, this Report is not intended to deal with all the precautions that need to be exercised at the time of entering into the transaction documents or other arrangements in this regard, although, related matters which have come to our attention have, to the extent possible, been reflected in this Report.
- (viii) Except as indicated in this Report, we have not conducted searches at Government offices. Further, we have not conducted independent litigation search in the court registry in relation to the Land, as the courts do not maintain an index of litigation concerning immovable property. Also, please note that the litigation search and any other independent search conducted by us is indicative and not exhaustive since it depends on the information that is searchable on the various court websites or the information as provided to us.



- (ix) This Report is addressed to and is solely for the benefit of Kotak and no other person or entity shall, save with our consent in writing, rely on this Report or any part thereof.
- (x) Our observations and conclusions made in this Report are subject to remedial / corrective measures and other actions as may have been prescribed in this Report.

It may be noted that, in no circumstances shall the liability of Samvad Partners, its partners, associates or its employees, related to the services provided in connection with this legal due diligence, exceed the amount paid to us for this transaction.

Yours faithfully,
For Samvad Partners

Ekta Bahl
Partner



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PART I - HISTORY AND TITLE FLOW OF THE LAND

1. Introduction

- 1.1. In relation to the Land, we have been provided with a handwritten copy of the Khasra Pahani¹ prepared by the Tahsildar Ameenpur Mandal in the year 1954 A.D. which was issued by the Inspector, Survey and Land Records, Medak District on January 1, 1992. The same records Syed Basha Ali as the initial pattadar for the Land as follows:

Survey No.	Nature of Land	Name of Account Holder	Total Extent of Land (includes extent not useful for irrigation and dry and wet land area comprised in the survey number) (in Acres and guntas)
178	Patta	Syed Basha Ali	11.12
179	Patta	Syed Basha Ali	13.30
180	Patta	Syed Basha Ali	1.37
181	Patta	Syed Basha Ali	1.33

2. History and Title Flow

Acquisition of the Land by Nowshairi Mukhtar and Tahara Begum

- 2.1. As mentioned above, from a review of Khasra Pahani, the pattadar for Land in the year 1954 was Syed Basha Ali. Further, we have been provided with a copy of the sessala pahani (for the years 1955-56), which also records the name of Syed Basha Ali as the pattadar and possessor of the Land.
- 2.2. We have been provided with a translated copy of the Sale Deed² dated October 1, 1964 executed by (i) Syed Riyaz Ahamed, son of Syed Basha Ali, (ii) Syed Jaffar Ali, son of Syed Basha Ali, (iii) Syed Azher Ali³, son of Syed Basha Ali, (iv) Zeenatunnisa Begum Akther, daughter of Syed Basha Ali, (v) Annesunnisa Begum, daughter of Syed Basha Ali, and (vi) Hafeezunnisa Begum, wife of Syed Basha Ali, in favour of Noushairi M. Khan, son of Mahboob Ali Khan, and Tahara Begum, wife of Muktaaruddin Ahamad and registered as document No. 612 of 1964⁴ with the office of the Sub Registrar of

¹ This is typically the initial pahani record prepared in the year 1954-55. We have been provided with a copy of a 'Khasra Pahani' for the year 1954-55 for Sy. No. 178, 179, 180, and 181 which records the name of Sayed Basha Ali as the pattadar of land admeasuring Ac. 28-32 Guntas.

² The Sale Deed is in Urdu and we have for the purposes of this Report relied on a translated copy that was provided to us.

³ We note that the second vendor to the Sale Deed is the Minor at the time of execution of the said Sale Deed and no copy of any judicial order or the proceedings was provided to us.

⁴ Document is in Urdu and we have served on English translation of Urdu document provided to us.



Assurances, Sangareddy, which was From the said sale deed, we note that the vendors sold a total extent of land admeasuring Ac. 58-22 Guntas in Sy. No. 178 to 189, which *inter alia* also comprised the Land. Per the said sale deed, it appears that upon the demise of Moula Syed Basha Ali, the lands transferred in the name of Syed Riyaz Ahmad and that the remaining vendors are the shareholders.

Samvad Note: We have not been provided with a copy of any legal heir certificate with respect to the legal heirs of Syed Basha Ali and we understand that the same is not available.

Samvad Note: We note that Syed Azher Ali, son of Syed Basha Ali was 12 years old at the time of execution of the sale deed and that he was represented by his mother in the sale deed.

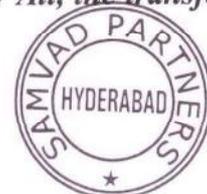
The Hon'ble Supreme Court in Meethiyan Sidhiqu Vs. Muhammed Kunju Pareeth Kutty and others, AIR 1996 SC1003 in a matter that pertained to Muhammadan Law, observed that:

"Mulla's "Principle of the Mohammadan Law" [Nineteenth Edition] by Justice M. Hidaytullah, former Chief Justice of this Court and Arshad Hidayatullah, deals with legal property guardians of a muslim minor in Section 359. In the order, only father, executor appointed by the father's will, father's father and the executor appointed by the will of the father's father, are legal guardians of property. No other relation is entitled to be the guardian of the property of a minor as of right; not even the mother, brother or uncle but the father or the paternal grand-father of the minor may appoint the mother, brother or uncle or any other person as his executor or executrix of his will in which case they become legal guardian and have all the powers of the legal guardian as defined in Sections 362 and 366 of the above Principles. The Court may also appoint any one of them as guardian of the property of the minor in which case they will have all the powers of a guardian appointed by the court, as stated in Sections 363 to 367.

.....

"Father is the natural guardian and, in his absence, other legal guardian would be entitled to act. In their absence, property guardian appointed by the competent court would be competent to alienate property of the minor with the permission of the court. When a sale is to be made on behalf of the minor the necessary ingredients are that the sale must be for the benefit of the estate of minor and, therefore, the competent person entitled to alienate the minor's property would be, subject to the above condition, either the natural guardian of the property guardian appointed by the court. In this case after the demise of the father no property guardian was appointed. The mother, therefore, is not the guardian for the alienation of the property of the minor. The sale made by the mother therefore, is void."

No documents have been provided to us evidencing that Hafeezunnissa Begum was appointed by Syed Basha Ali or his father as the legal guardian of Syed Azher Ali and we understand that and we understand that the same is not available. In the absence of documents to evidence that Hafeezunnissa Begum was appointed by Syed Basha Ali or his father as the legal guardian of Syed Azher Ali, the transfer of the



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interest in the Land to the extent of Syed Azher Ali share would be void. However, given that the Land was undivided, it would not be possible to confirm the extent of the Land that would have fallen to the share of Syed Azher Ali.

- 2.3. From the aforementioned sale deed, it appears that Moulvi Syed Basha Ali had purchased the said properties being conveyed in terms of the said sale deed vide a sale deed bearing document no. 349 at page numbers 3 and 4 and the said lands were transferred in his name by the Tahsildar vide proceeding No. 487/13/1953 dated November 24, 1955.

Samvad Note: We have not been provided with copies of the sale deed bearing document No. 349 or the proceedings of the Tahsildar bearing No. 487/13/1953 dated November 24, 1955 and we understand that the same are not available

- 2.4. We have also been provided with a translated copy⁵ of the order issued by the Tahsildar, Sangareddy bearing No. C2/173/3540/64 and dated September 22, 1964 granting permission to Syed Riyaz Ahmad son of Syed Basha Ali to alienate the lands mentioned above (including the Land) to Nowshairi Mukhtar and Tahara Begum under Sections 47 and 48 of Hyderabad Agricultural Tenancy Act, 1950⁶ (“**Tenancy Act**”).
- 2.5. From the copies of pahanies for the year 1966-67 that were provided to us, we note that Noushairi M. Khan and Tara Begum have been recorded as the pattadars in respect of the Land.

Acquisition of the Land by P. Surya Venkata Subbamma

- 2.6. We have been provided with a copy of Sale Deed dated December 1, 1969 executed by (i) Khusro M.A. Khan, (ii) Nausher M.A. Khan and (iii) Tahera Begum in favour of P. Surya Venkata Subbamma, wife of Mr. Bapu Rao, which was registered as document No. 1008 of 1969 with the Sub Registrar of Assurances, Sangareddy, in respect of the Land⁷.

Samvad Note: We note that Khusro M.A. Khan was not a party to the Sale Deed bearing No. 612 of 1964 and no document has been provided to us with respect to the rights of Khusro M.A. Khan in the Land. We further note the Khusro M.A. Khan also executed the sale deed as the power of attorney holder of Nausher M.A. Khan by virtue of a Power of Attorney dated June 16, 1966. We have not been provided with a copy of the said Power of Attorney and we understand that the same is not available.

Acquisition of the Land by Krishna Rao Vasudev Chaubal

⁵ We have only been provided with a translation of the order and we have not been provided with a copy of the order itself. In this regard, we note that the contents of this order are also included in the sale deed that was executed.

⁶ The Tenancy Act was renamed as the Andhra Pradesh (Telangana Area) Agricultural and Tenancy Act, 1950 in the year 1961.

⁷ Sections 47 and 48 of the Tenancy Act were repealed upon the enactment of the Andhra Pradesh (Telangana Area) Tenancy and Agricultural Lands (Third Amendment) Act, 1969 that came into effect from March 18, 1969.



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- 2.7. We have been provided with a copy of Sale Deed dated June 27, 1970 executed by Smt. P. Surya Venkata Subbamma represented by her power of attorney holder K. Venkata Rao, in favour of Mr. Krishnarao Vasudev Chaubal and registered as document No. 1179 of 1970 with the Sub Registrar of Assurances, Sangareddy, in respect of the Land. In this regard, it may be noted that Smt. P. Surya Venkata Subbamma had appointed K. Venkata Rao as her Power of Attorney Holder under the Power of Attorney dated April 25, 1970 which was registered as [unclear].

Samvad Note: From a review of the abovementioned sale deed, we note that the parties had entered into an Agreement of Sale dated May 5, 1970, a copy of which was not provided to us and we understand that the same is not available.

- 2.8. From the copies of pahanies for the years 1969-70, 1971-72, 1974-75 and 1985-86 and the Faisal Patti No. F/901/88 as provided to us, we note that Mr. Krishna Rao Vasudev Chaubal has been recorded as the pattadar in respect of the Land.

Acquisition of the Land by Lakshmi Farms

- 2.8.1. We have been provided with a copy of the Sale Deed dated December 17, 1980 executed by Mr. Krishnarao Vasudev Chaubal as represented by his Power of Attorney Holder Kadragadda Ramakrishna Choudary in favour of Lakshmi Farms, a partnership firm⁸ represented by its Managing Partner Mr. Kode Durga Prasad and registered as Document No. 2917 of 1980 with the Sub Registrar of Assurances, Sangareddy, in respect of the Land. In this regard, it may be noted that Mr. Krishnarao Vasudev Chaubal had appointed Kadragadda Ramakrishna Choudary as his Power of Attorney Holder under the Power of Attorney dated November 24th 1977 which was registered as [unclear].

- 2.9. We further note that prior to the execution of the abovementioned sale deed, the parties had entered into an Agreement of Sale dated May 5, 1980.

- 2.10. From the copies of pahanies for the years 1979-80, 1981-82, 1989-90, 1995-96, 1991-92, 2000-01, 2005-06, 2010-11, 2014-15, 2015-16, we note that Lakshmi Farms represented by Mr. Kode Durga Prasad is recorded as the pattadar of the Land. From the Pattadar Passbook bearing No. 180- 406724 as provided to us, we note that Mr. Kode Durga Prasad is recorded as the pattadar in respect of the Land.

Samvad Note: We note that in the pahanies for the year 1985-86, Mr. Krishna Rao Vasudev Chaubal has been recorded as the pattadar in respect of the Land.

⁸ We note that, we have been provided with the certificate of registration of firm with Government of Telangana Registration and Stamps Department, the Registrar of Firms Hyderabad (South), and we have also been provided with copy of Partnership Deeds dated 15th December 1980, 25th August 1992, 27th August 1997 and 1st August 2015.



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PART II – OTHER LAND RECORDS WITH RESPECT TO THE LAND

1. Protected Tenancy

We have been provided with copies of the following:

- (a) memo (unnumbered) issued by the Office of the Tahsildar, Ameenpur Mandal, Sangareddy District dated October 30, 2018 stating that the issuance of the extract of the Protected Tenancy register in respect of Sy. No. 180 and 181 of Ameenpur Village could not be done as the same was not available with the said office.
- (b) Enquiry Report of Special Deputy Tahsildar Sangareddy vide No. C5/684/74 dated February 2nd 1974, indicating that summary enquiry of Ameenpur Village was conducted under Rule 4 (i) under intimation of Pattedars and Protected Tenants on February 15, 1974 at Patancheru, in the list of Patteders who possess the land more than two family holdings. From a review of the said report, it appears that no extents of land were held by Protected Tenants in the Land.
- (c) Extract of the Protected Tenant register (undated period), which indicates that some proceedings had taken place vide proceeding No. C2/357/8975/64 dated September 19, 1964.

Samvad Note: We have not been provided with a copy of the proceedings bearing No. C2/357/8975/64 dated September 19, 1964 and have been informed that the same are not available. We have also not been provided with a memo from the Office of the Tahsildar, Ameenpur Mandal, Sangareddy District in respect of Sy. No. 178 and 179 confirming that there are no protected tenants.

2. Sethwar⁹ and Wasool Baqi¹⁰

We have been provided with a copy of a memo bearing Rc. No. A2/1321/2018 dated November 2, 2018 issued by the Office of the Assistant Director, Survey & Land Records, Ranga Reddy District stating that the copy of the Wassol Baqi and Sethwar for the Land could not be issued as the same was not available.

3. Teepan Map¹¹

Samvad Note: We have been not provided with a copy of Teepan Map.

4. Road Access and Boundary Survey

⁹ After disposing of all the representations/appeals filed by the khatedars for the correction of survey errors, a final survey register is prepared called Sethwar Register. This Register is regarded as the king of all Registers. This contains the full details of survey number, patta/grant, gairan/inam, name of the khatedar, total area, pot kharab area, balance area, rate of assessment (Dhar), final assessment in case of wet lands, sources of irrigation etc.

¹⁰ This register indicates all old survey numbers, extents and assessments of the khatedar on one page and on the opposite page the details of corresponding New survey numbers., extents and assessments.

¹¹ Teepan Map is issued by Village Revenue Officer and is used to identify the land boundaries of a particular Survey number.



While we understand that there are small roads that provide access to the Land, no information on how the road access to the Land was created has been provided to us, including whether the roads were created from the Land or from adjacent areas and whether these are public roads. From the maps annexed to several sale deeds, we note that there are no earmarked/identified roads adjacent to the Land and none of the boundaries as specified in the sale deeds indicate the presence of a road.

Samvad Note: *It is advisable to get clarity on the access to the Land as well as have the physical boundary of the Land identified and demarcated as per the provisions of the Telangana Survey and Boundaries Act, 1923 so as to avoid any future complication and/or boundary dispute with the neighbours / third parties, especially on easement issues.*

5. **Property Tax/ House Tax**

We have also been provided with copies of property tax receipts for payment of property tax for the period 1980-81, 1981-82, 1982-83, 1987-88, 1988-89.

We have been provided with a copy of the notice of demand for payment of house tax dated June 4, 2014 for a sum of Rs. 4075. We have also been provided with a copy of the payment receipt dated March 31, 2015.

Samvad Note: *We have not been provided with copies of any property tax or house tax demand notices or payment receipts for the period 2015 onwards and we have been informed that the same is not available.*

6. **Mutation Proceedings**

Samvad Note: *We have not been provided with any copies of Mutation Proceedings and we have been informed that they are not available.*

7. **Record of Rights**

Samvad Note: *We have not been provided with copies of the Form 1-B (Record of Rights).*

8. **Pahanies**

We have been provided with copies of the following pahani records (for the survey numbers and for the years as set out below) for our review:

Sy. No.	Total Land in Sy. No. (in Ac. and Guntas)	Years for which Pahani provided	Names of the Pattadars	Names of the Possessors
178	11-12	Khasara Pahani (1954-55)		Syed Basha Ali
		Sesala Pahani		Syed Basha Ali



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Sy. No.	Total Land in Sy. No. (in Ac. and Guntas)	Years for which Pahani provided	Names of the Pattadars	Names of the Possessors
		(1955-58)		
		1961-62,	Syed Riyaz Ahamed	Syed Riyaz Ahamed
		1966-67	Noushairi M. Khan	Noushairi M. Khan
		1969-70, 1971-72, 1974-75, 1985-86	Krishnarao Vasudev Chaubal	Krishnarao Vasudev Chaubal
		1979-80, 1981-82, 1988-90, 1989-90, 1995-96, 2000-01, 2005-2006, 2010-11, 2014-2015, 2015-2016	Lakshmi Farm Managing Partner K. Durga Prasad	Lakshmi Farm Managing Partner K. Durga Prasad
		Khasara Pahani (1954-55)		Syed Basha Ali
		Sesala Pahani (1955-58)	Syed Basha Ali	Syed Basha Ali
		1961-62,	Syed Riyaz Ahamed	Syed Riyaz Ahamed
		1966-67	Noushairi M. Khan	Noushairi M. Khan
		1969-70, 1971-72, 1974-75, 1985-86	Krishnarao Vasudev Chaubal	Krishnarao Vasudev Chaubal
		1979-80, 1981-82, 1988-90, 1989-90, 1995-96, 2000-01, 2005-2006, 2010-11, 2014-2015, 2015-2016	Lakshmi Farm Managing Partner K. Durga Prasad	Lakshmi Farm Managing Partner K. Durga Prasad
179	13-30	Khasara Pahani (1954-55)		Syed Basha Ali
		Sesala Pahani (1955-58)	Syed Basha Ali	Syed Basha Ali
		1961-62,	Syed Riyaz Ahamed	Syed Riyaz Ahamed
		1966-67	Noushairi M. Khan	Noushairi M. Khan
		1969-70, 1971-72, 1974-75, 1985-86	Krishnarao Vasudev Chaubal	Krishnarao Vasudev Chaubal
		1979-80, 1981-82, 1988-90, 1989-90, 1995-96, 2000-01, 2005-2006, 2010-11, 2014-2015, 2015-2016	Lakshmi Farm Managing Partner K. Durga Prasad	Lakshmi Farm Managing Partner K. Durga Prasad
		Khasara Pahani (1954-55)		Syed Basha Ali
		Sesala Pahani (1955-58)		Syed Basha Ali
		1961-62,	Syed Riyaz Ahamed	Syed Riyaz Ahamed
		1966-67	Noushairi M. Khan	Noushairi M. Khan
		1969-70, 1971-72, 1974-75, 1985-86	Krishnarao Vasudev Chaubal	Krishnarao Vasudev Chaubal
		1979-80, 1981-82, 1988-90, 1989-90, 1995-96, 2000-01, 2005-2006, 2010-11, 2014-2015, 2015-2016	Lakshmi Farm Managing Partner K. Durga Prasad	Lakshmi Farm Managing Partner K. Durga Prasad
180	1-37	Khasara Pahani (1954-55)		Syed Basha Ali
		Sesala Pahani (1955-58)		Syed Basha Ali
		1961-62,	Syed Riyaz Ahamed	Syed Riyaz Ahamed
		1966-67	Noushairi M. Khan	Noushairi M. Khan
		1969-70, 1971-72, 1974-75, 1985-86	Krishnarao Vasudev Chaubal	Krishnarao Vasudev Chaubal
		1979-80, 1981-82, 1988-90, 1989-90, 1995-96, 2000-01, 2005-2006, 2010-11, 2014-2015, 2015-2016	Lakshmi Farm Managing Partner K. Durga Prasad	Lakshmi Farm Managing Partner K. Durga Prasad



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Sy. No.	Total Land in Sy. No. (in Ac. and Guntas)	Years for which Pahani provided	Names of the Pattadars	Names of the Possessors
		11, 2014-2015, 2015-2016		
181	1-33	Khasara Pahani (1954-55)		Syed Basha Ali
		Sesala Pahani (1955-58)		Syed Basha Ali
		1961-62,	Syed Riyaz Ahamed	Syed Riyaz Ahamed
		1966-67	Noushairi M. Khan	Noushairi M. Khan
		1969-70, 1971-72, 1974-75, 1985-86	Krishnarao Vasudev Chaubal	Krishnarao Vasudev Chaubal
		1979-80, 1981-82, 1988-90, 1989-90, 1995-96, 2000-01, 2005-2006, 2010-11, 2014-2015, 2015-2016	Lakshmi Farm Managing Partner K. Durga Prasad	Lakshmi Farm Managing Partner K. Durga Prasad

9. Pattadar Pass Books and Title Deed Books

We have been provided with copies of the following Pattadar Pass Book and Title Deed Books (for the survey numbers and for the years as set out below) for our review:

Name of Book	PPB or TDB No.	Name of Pattadar	Sy. No.	Extent	Other Details
Title Deed Book	406724	K. Durga Prasad	178	11-02	
			179	13-30	
			180	1-37	
			181	1-33	
Pattadar Pass Book	180	K. Durga Prasad	178	11-02	
			179	13-30	
			180	1-37	
			181	1-33	

Samvad Note: we note that, the name of Lakshmi Farms is not reflected in the Pattadar Pass Book and Title Deed Books.



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10. Land Use

We have been provided with the following documents as regards the land use of the Land:

- (a) letter bearing number 8925-LU/P5/HUDA/2008, dated July 14, 2008, issued by Hyderabad Urban Development Authority (“**HUDA**”), which records that the land use for land situated in Sy. No. 178 comprised in Ameenpur Village, Medak District as ‘*Residential Use Zone (Major Part) & Open Space Zone (Green belt) Minor Part, Water Body touching at one corner*’. Survey No. 179 to 181 of Ameenpur Village, Medak District as ‘*Residential Zone*’.
- (b) letter bearing number 016833/LU/P5/HMDA/31102018, dated October 31, 2018, issued by Hyderabad Metropolitan Development Authority (“**HMDA**”), which records that the land use for land situated in Sy. No. 178 comprised in Ameenpur Village, Medak District as ‘*Residential Use Zone (Major Part) & Minor Part Open Space (Buffer)Use Zone*’. Survey No. 179 to 181 of Ameenpur Village, Medak District as ‘*Residential Zone*’.

From our independent verification of the land use as available on the website of HMDA at <https://hmda-adcsrv.hmda.gov.in/cda/default.aspx>, we note that the Land (for all survey numbers) falls under ‘Multiple Use Zone’.

11. Water Bodies

From the land use certificates as provided to us, we note that there is a water body touching one part of the Land.

We have been provided with a copy of Letter issued by the Deputy Executive Engineer, of the Irrigation and CAD Department dated July 21, 2008, bearing letter number Lr. No. DEE/IRD/104 indicating that an extent of Acres 0-12 Guntas of the land in survey No. 178 comes with the prescribed full tank level on account of there being a Nala abutting the said property. We further note that the Nala is of a length of 400 Meters and a width of 1 Meter.

As per Building Rules issued vide G. O. 168 MA&UD (M) Department, dated April 7, 2012 and & G.O. Ms. No.7 MA&UD (M1) Department dated January 5, 2016:

- (i) No building / development activity shall be allowed in the bed of water bodies like river or nala and in the Full Tank Level (FTL) of any lake, pond, Cheruvu or kunta / shikam lands.

Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake / Kunta shall be reckoned as measured and as certified by the Irrigation Department and Revenue Department.

- (ii) The above water bodies and courses shall be maintained as Recreational/Green Buffer Zone and no building activity shall be carried out within:



- 1) 50 m from the boundary of the river within the Municipal Corporation / Municipality / Nagara Panchayat / HMDA / UDA limits. The boundary of the river shall be as fixed and certified by the Irrigation Department and Revenue Department as per the G.O.Ms.No.7 MA&UD (M1) Dept., dated January 5, 2016.
- 2) 30 Mtr. from the FTL boundary of Lakes/Tanks/Kuntas of area 10Ha and above.
- 3) 9 Mtr. from the FTL boundary of Lakes/Tanks/Kuntas of area less than 10Ha/Shikam lands.
- 4) 9 Mtr. from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width more than 10m.
- 5) 2 Mtr. from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width up to 10m.

Samvad Note: We note that the Land is in the vicinity of the Ameenpur Lake. However, from informal enquiries with the Irrigation Department, we were given to understand that as on date, the Land does not come within the F.T.L. of the Ameenpur Lake. However, no documents confirming the same were provided to us. We were further informed that the Irrigation Department could confirm the if any lands are impacted by the F.T.L. levels of any water body once an application is made to it. We were also informed that the Lake Protection Committee of the Hyderabad Metropolitan Development Authority was in the process of re-examining the F.T.L of major lakes in Hyderabad, including the Ameenpur Lake and that the Irrigation Department is unable to provide any further details with respect to the same.

Upon informal enquiries with the officials in the Lake Protection Committee department, we were informed that they would be unable to confirm as to whether any of the survey numbers forming part of the Land would be impacted by any of the water bodies (including Ameenpur Lake) and that we would need to contact the officials of the Irrigation Department in respect of the same.

We have procured a copy of the Joint Inspection Report of Revenue, HMDA (Lake Protection Committee), HMDA (Planning) and Irrigation, E.O (Panchayat Officials with reference to the application filed before Hon'ble National Green Tribunal, Chennai with Appn. No. 156/2016 (From 4.4.2017 to 13.4.2017). From a reading of the said report, we note that the extent of the Land is not referenced therein. A copy of the said report is attached as Annexure-I.

12. Conversion

The provisions of the A.P. Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 (as amended and modified by G.O.Ms. No. 4 dated January 5, 2016) states that agricultural land cannot be put to use for non-agricultural purposes, without the permission of the competent authority under the Act and payment of conversion charges.



We have provided with a letter of Resolution of Gram Panchayat Office Ameenpur dated Deember 28, 2007 for conversion of agriculture land into non-agriculture lands in survey no. 178 to 181 of Ameenpur Village, was passed and subsequently on January 1, 2008 the Gram Panchayat Ameenpur, issued 'No Objection Certificate' for conversion of Agriculture land into Non-Agriculture land. We note that the Rs. 85,50,000/- (Rupees Eighty Five Lakh Fifty Thousand only) was paid towards conversion fee under section 4 of the Andhra Pradesh Agriculture Land (Conversion for Non-Agriculture Purpose) Act 2006, on February 1, 2008.

The Competent Authority and Revenue Divisional Officer Sangareddy District vide its order date July 29, 2008 in Proceeding No. C1/527/08 had accorded permission for conversion of the Agriculture land into Non-agriculture Land.

13. **The Urban Land (Ceiling and Regulation) Act, 1976 (Repealed in 2008)**

Per G.O.Ms. No. 603 of 2008, dated April 22, 2008, issued by Revenue Department (UC.I), the Urban Land (Ceiling and Regulation) Repeal Act, 1999 ("ULC Repeal Act") was adopted by the State of Andhra Pradesh pursuant to a resolution passed by the Andhra Pradesh legislature on March 27, 2008¹². Accordingly, the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") has been repealed from March 27, 2008. The savings section of the ULC Repeal Act states that the following activities would not be affected by such repeal (i) where possession of excess land was taken by the State Government pursuant to Section 10(6); (ii) any order granting exemption under Section 20(i) was made/ issued; and (iii) any payment was made to the State Government for availing exemption under Section 20(i). Further, pursuant to the ULC Repeal Act, all pending proceedings, except proceedings related to any order made or purported to be made under the ULC Act in relation to land of which possession has been taken over by the Government stand abated.

We have seen the list of lands of which possession has been taken by the State Government and list of pending applications for regularization of surplus land, published on official website of the Rangareddy District (<http://www.rangareddy.telangana.gov.in>) and note that the Land has not been mentioned therein.

14. **Applicability of Agricultural Land Ceiling**

From the year 1973 and till the conversion of the Land on July 29, 2008, the Land was agricultural land and the ceiling limits as prescribed under the Andhra Pradesh Land Reforms (Ceiling on Agriculture Holdings) Act, 1973 were applicable to it.

If the land comprising a property is an agricultural land (prior to conversion from agricultural to non-agricultural use), per provisions of the Andhra Pradesh Land Reforms (Ceiling on Agriculture Holdings) Act, 1973, the extent of land holding of a person has to be within the permissible ceiling limit (maximum of (a) Acres 27-00 Guntas, in case the land is wet land and (b) Acres 54-00 Guntas, in case, the land is dry land). A person holding excess lands is mandated to file a declaration notifying the

¹² We note that the land use was converted to non-agricultural after the repeal of The Urban Land (Ceiling and Regulation) Act, 1976.



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Government of his excess holding. Any land held in excess of prescribed ceiling limits may be acquired by the Government of Telangana as per the provisions of the Andhra Pradesh Land Reforms (Ceiling on Agriculture Holdings) Act, 1973, and any alienation of excess agricultural land in violation of the Andhra Pradesh Land Reforms (Ceiling on Agriculture Holdings) Act, 1973 is null and void.

Samvad Note: We have not been provided with any information as to the total land holdings of the Present Owner and/ or the previous owners of the Land and neither have we been provided with any declarations filed by the Present Owner or any of the previous owners in respect of any excess lands that may have been held by any of them.

15. **Statement of Encumbrance on Property**

We have been provided with various statements of encumbrance in respect of the Land, and the same as follows:

Encumbrance on Property for 38 years vide Certificate No. 12634/2018.

Certificate of Encumbrance on property for the year 01-12-1980 to 04-07-2018								
S.N o	Descripti on of property	Date of Executi on	Nature and value of Docume nts	Executant s	Claima nts	Volu me	Pa ge	Numbe r and Year.
1.	Land in Survey No. 178-Ac. 11-12, Sy.no. 179 Ac. 13-30, Sy.No. 180 Ac. 1-37 and Sy. No. 181 Ac. 1-33 Gts. Total Ac. 28.32 Gts of Ameenpur Village, Sangaredy, Medak District.	17 th Decem ber 1980	10,000/- 1,19,60 0/-	1)Krishna rao Vasudev Chaubal 2)Katraga dda Ramakris hna Chaudarw y	M/s. Laksh mi Farms rep by its managi ng Partner Kode Durga Prasad	207	38 0	2917/1 980



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Encumbrance on Property for 30 years vide Certificate No. 1397/1993

Certificate of Encumbrance on property for 30 years from 01-12-1964 to 02-08-1993								
S.No	Description of property	Date of Execution	Nature and value of Documents	Executants	Claimants	Volume	Page	Number and Year.
1.	Land in Survey No. 178-Ac. 11-12, Sy.no. 179 Ac. 13-30, Sy.No. 180 Ac. 1-37 and Sy. No. 181 Ac. 1-33 Gts. Total Ac. 28.32 Gts of Ameenpur Village, Sangaredy, Medak District.	30/10/1964	10,000/-	1)Riyaz Ahmad and others	Noushairy Khan and another	31	78	612/1964
2.	Land in Survey No. 178-Ac. 11-12, Sy.no. 179 Ac. 13-30, Sy.No. 180 Ac. 1-37 and Sy. No. 181 Ac. 1-33 Gts. Total Ac.	04/12/1969	5,000/-	Noushairy Khan and another	P. Surya Venkata Subbamma	59	212	1008/1969



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	28.32 Gts of Ameenpur Village, Sangaredy, Medak District.							
3.	Land in Survey No. 178-Ac. 11-12, Sy.no. 179 Ac. 13-30, Sy.No. 180 Ac. 1-37 and Sy. No. 181 Ac. 1-33 Gts. Total Ac. 28.32 Gts of Ameenpur Village, Sangaredy, Medak District.	19/12/1980	1,29,600/-	1)Kris hna ra o Vasu dev Chaud al 2)Katr agadd a Rama krishn a Chaud arwy	M/s. Lakshmi Farms rep by its managin g Partner Kode Durga Prasad	207	380	2917/1980

Samvad Note: We note that this encumbrance certificate does not reflect the sale deed bearing no. 1179 of 1970.

Encumbrance on Property for 54 years vide Certificate No. 22047/2018

Certificate of Encumbrance on property for 54 years from 01-01-1964 to 11-11-2018								
S.N o	Descripti on of property	Date of Executi on	Nature and value of Docume nts	Execut ants	Claiman ts	Volum e	Pa ge	Numbe r and Year.
1.	Land in Survey No. 178-	17/12/1980	1,19,600/-	Krishn a Rao Vasude	M/s. Lakshm i Farms	280	902	2917/1980



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	Ac. 11-12, Sy.no. 179 Ac. 13-30, Sy.No. 180 Ac. 1-37 and Sy. No. 181 Ac. 1-33 Gts. Total Ac. 28.32 Gts of Ameenpur Village, Sangaredy, Medak District.			v Chaubal				
2.	Land in Survey No. 178-Ac. 11-12, Sy.no. 179 Ac. 13-30, Sy.No. 180 Ac. 1-37 and Sy. No. 181 Ac. 1-33 Gts. Total Ac. 28.32 Gts of Ameenpur Village, Sangaredy, Medak District.	27/6/1970	19,500/-	P. Surya Venkata Subbamma GPA Holder Venkat Rao	Krishna rao Vasudev Chaubal	60	319	1179/1970



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3.	Land in Survey No. 178-Ac. 11-12, Sy.no. 179 Ac. 13-30, Sy.No. 180 Ac. 1-37 and Sy. No. 181 Ac. 1-33 Gts. Total Ac. 28.32 Gts of Ameenpu r Village, Sangared dy, Medak District.	04/12/1969 ¹³	5,000/-	1). Khusr o M.A. Khan and two others	P. Surya Venkata Subbamma	59	21 2	1008/ 1969
4.	Land in Survey No. 178-Ac. 11-12, Sy.no. 179 Ac. 13-30, Sy.No. 180 Ac. 1-37 and Sy. No. 181 Ac. 1-33 Gts. And other survey of Ameenpu r Village, Sangared dy,	3-10-1964	10,000/-	Syed Riyaz Aham ed and others	Noushair M. Khan	31	78	619/1964 ¹⁴

¹³ We Note that the date of execution given in EC is not matching with earlier EC.

¹⁴ From the review of Encumbrance Certificate provided to us, we note that, the Sale Deed number mentioned in the present EC is not matching with the Sale Deed Number provided in Sale Deed Provided to us.



3

	Medak District.							
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Samvad Note: While we have been provided with the income tax returns of the Present Owner, we have not been provided with the audited financial statements of the Present Owner.

16. Acquisition

We note that there is a high-tension electricity line passing thorough the Land and no information we were given to understand that no land has been acquired for the said purpose.

Samvad Note: We have been informed that the Present Owners have not received any notice from any authority, for acquisition of the Land or any part thereof (including for the high tension electricity lines).

17. Electricity

We have been provided with copies of electricity payment receipts for the months of July, 2018, September 2018 and November 2018.

Samvad Note: No information as to the electricity connection or the development for which it is being used has been provided to us.

18. Borewells

We note that there are 4 (four) bore wells in the Land and that these borewells were constructed around 10 years ago.

Samvad Note: No information has been provided to us as to whether the said borewells were constructed / registered in accordance with the Andhra Pradesh (Water, Land and Trees) Act, 2002.



PART III - VERIFICATION OF DOCUMENTS

1. **Independent Verification**

We have carried out investigations in the following government / statutory records on websites maintained by various Governmental agencies in respect of the Land and have ascertained *inter alia* as follows.

1.1. **Prohibitory Orders**

From an independent search on the website of the Department of Registration and Stamps¹⁵ conducted on May 18, 2018, we note that the Land does not bear any prohibitory orders/instructions prohibiting registration of any document in respect of the Land.

1.2. **Litigation Search**

We have been given to understand that there is no litigation with respect to the Land.

We have undertaken a limited litigation search of the publicly available information on the websites of various courts in Hyderabad and the Hon'ble High Court of Judicature at Hyderabad for the States of Telangana and Andhra Pradesh for the period 2008 onwards and no disputes in the name of the Firm have appeared in our search.

Further, we have also undertaken a search in Sanga Reddy District Courts on December 18, 2018 and Ranga Reddy District Courts on December 15, 2018 with Suit Registers for the years 2017, 2018 and Caveat Register for the years 2017 and 2018 of District Courts, Senior Courts and Junior Courts, and we have not found any suit initiated or pending in respect of the Land.

1.3. **Searches at the offices of the Department of Revenue, Government of Telangana**

We attempted to undertake a search of the publicly available information on the website <http://mabhoomi.telangana.gov.in> to verify the maps and other related information relating to the Land. We note that the said website is not functional.

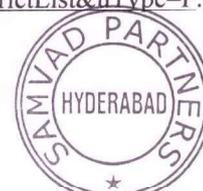
Further, we have also undertaken a search in Mandal Revenue Office of Ameenpur Village, on December 12, 2018 enquired about any mutation proceedings over the Land, and met with one Mr. Yadaiah of Revenue section had showed the proceeding registers and found no proceedings were initiated in respect of the Land.

2. **Verification of Original Title Documents and Other Documents**

We have not been provided with any of the original documents. Upon the Present Owner providing us with copies of the said original documents, we will update the Report with our findings in relation to the same.

3. **Field Search**

¹⁵ Available at <http://registration.telangana.gov.in/ts/UnitRateMV.do?method=getDistrictList&uType=P>.



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From an independent search on Hyderabad Metropolitan Development Authority (“HMDA”) of Metropolitan Development Plan 2031 for Hyderabad Metropolitan Region we note that there is no road access to the Land, further we have undertaken a field search of HMDA enquiring any Public road access to the Land, we have been given to understand from the authorities that, ‘HMDA’ Plan Map does not show any road access to the Land. However as set out in Point No.4 of this report the Land have multiple road access. *A copy of the said plan (Map) is attached as Annexure-II.*

4. Paper Publication

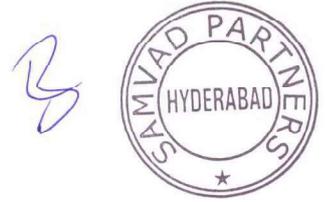
Upon instructions of the client, we have issued Public Notice over the Land on November 21, 2018 in Eenadu Telugu Daily (Hyderabad and Sangareddy edition) and The Times of India, call for objections if any over the Land.

Samvad Note: We have not received any objections as on today i.e., March 7, 2019.



PART IV - CONCLUSION

1. Subject to the limitations, comments and observations set out above, and on basis of the documents reviewed and clarifications provided to us in respect of the Land, we are of the opinion that the Present Owner is the owner of the Land.
2. It is recommended that the documents / clarifications sought by us during the course of our due diligence and mentioned in this Report be provided for our review.



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PART V - LIST OF DOCUMENTS REVIEWED

S. No.	DESCRIPTION OF THE DOCUMENT
1.	Provided with a copy of Sale Deed (Urdu to English translated) bearing No. 612/1964, date: 3 rd October 1964, executed by, Syed Riyaz Ahamed and Five (5) others, in favour of Noushairi M. Khan and another, for land admeasuring Ac. 28-32 Gts, in Survey No. 178 to 181 at Ameenpur Village, Sangareddy Taluq, Medak District.
2.	Provided with a copy of Proceedings of the Tahsildar Sangareddy, Medak District, order bearing No. C2/173/3540/64, date: September 22 nd 1964 permitted to alienate the lands to Nowshairi Mukhtar and Tahara Begum.
3.	Provided with a copy of Sale Deed bearing No. 1008/1969, date: 1 st December 1969, executed by, Khusro M.A. Khan and two (2) others, in favour of P. Surya Venkata Subbamma for land admeasuring Ac. 28-32 Gts, in Survey No. 178 to 181 at Ameenpur Village, Sangareddy Taluq, Medak District.
4.	Provided with a copy of Sale Deed bearing No. 1179/1970, date: 27 th June 1970, executed by, P. Surya Venkata Subbamma, in favour of Krishna Vasudeo Chaubal, for land admeasuring Ac. 28-32 Gts, in Survey No. 178 to 181 at Ameenpur Village, Sangareddy Taluq, Medak District.
5.	Provided with Certified True copy of Sale Deed dated June 27 th 1970 bearing number 1179/1970 executed by, P. Surya Venkata Subbamma, in favour of Krishna Vasudeo Chaubal, for land admeasuring Ac. 28-32 Gts, in Survey No. 178 to 181 at Ameenpur Village, Sangareddy Taluq, Medak District.
6.	Provided with a copy of Power of Attorney date April 25 th 1970 executed by P. Surya Venkata Subbamma, infavour of K. Venkatarao, for lands in Survey No. 178 to 181.
7.	Provided with a copy of Agreement of Sale date September 11 th 1980 executed by Mr. Krishnarao Vasudev Chaubal in favour of M/s. Lakshmi Farms Rep by K. Durga Prasad.
8.	Provided with a copy of Sale Deed bearing No. 2917/1980, date: 17 th December 1980, executed by, Krishnarao Vasudev Chaubal in favour of M/s. Lakshmi Farms a Partnership Firm Rep by Managing Partner for land admeasuring Ac. 28-32 Gts, in Survey No. 178 to 181 at Ameenpur Village, Sangareddy Taluq, Medak District.
9.	Provided with a copy of Power of Attorney date November 24 th 1977 executed by Krishnarao Vasudev Chaubal in favour of Mr. Katrag Ramakrishna Choudary for lands in Survey No. 178 to 181.
10.	Provided with a copy of Deed of Partnership date August 25 th 1980, December 15 th 1980, August 25 th 1992, and August 27 th 1997, between K. Durga Prasad, K. Venkata Ramana, Smt. A. Lalitha Kumari, and Smt. K. Satya Gnana Prasanamba.



11.	Provided with copy of Registration of Firm from Government of Telangana in the name of Lakshmi Farms date June 5 th 2015 and a Partnership Deed date April 1 st 2015.
12.	Provided with copy of Resolution from Gram Panchayat Office Ameenpur date December 28 th 2007 for conversation of Agricultural land into Non-agricultural land in survey No's. 178 to 181 of Ameenpur Village.
13.	Provided with copy of No Objection Certificate from Gram Panchayat Ameenpur date January 29 th 2008 for land conversion in Sy. No. 178- Ac. 11-02, 179- Ac. 13-30, 180- Ac. 1-37, and Survey No. 181-Ac. 1-33, total extent land Ac. 28-22 in Ameenpur Village, Patancharu Mandal, Medak District.
14.	Provided with copy of Letter to Revenue Divisional Officer by Koda Durga Prasad seeking permission for the conversion of the Agriculture lands to Non-agriculture lands and along with Cheque dated February 1 st 2008 of Rupees Eighty-Five Lakh Eighty-Five Thousand only/- for the said Conversion.
15.	Provided with copy of Hyderabad Urban Development Authority Land Use Information letter vide Letter No: 8925/LU/P5/HUDA/2008 date July 14 th 2008.
16.	Provided with copy of Hyderabad Metropolitan Development Authority Land Use Information letter vide Letter No: 016833/LU/P5/HMDA/31102018 date October 31 st 2018.
17.	Provided with copy of Government of Andhra Pradesh Irrigation and CAD Department vide Lr. No. DEE/SRO/104 date: July 21 th 2008.
18.	Provided with copy of Government of Andhra Pradesh Proceedings of the Competent Authority and Revenue Divisional Officer Sanga Reddy Medak District vide Proc. No. C1/527/2008 date: July 29 th 2008 granting the permission for conversion of Agriculture land into Non-Agriculture Land. Along with rough sketch map of the land in Survey No. 178 to 181 of Ameenpur Village from the office of the Collector, Sanga Reddy.
19.	Provided with copy of Tax Receipts 3(three) in numbers by Durga Prasad and Lakshmi Farm for Land in survey No. 178 to 181 for the years 1988/89, 1987/88, and 1980-81, 1982-83, 1991-92.
20.	Provided with copy of sketch Maps 2(two) in number on lands in survey No. 178 to 181 of Ameenpur Village.
21.	Provided with copy of Receipt for Fees and Documents vide No. 198725 date December 17 th 1980 for obtaining Sale Deed No 2917/1980.
22.	Provided with copy of Pattadar Pass Book & Title Deed No. 180 of Mr. K. Durga Prasad over lands in Survey No. 178 to 181 of Ameenpur Village, Patancharu Mandal, Sangareddy, Medak District.
23.	Provided with copy of Certificate of Encumbrance on Property from December 1 st 1980 to July 4 th 2018, and for 30(thirty) Years from December 1 st 1964 to August 2 nd 1993, showing no other Encumbrances over the Property.



24.	Provided with copy of Faisal Patti Patrika for the year 1987-1988 vide No. F/901/88 and for the year 1991-1992 vide No. F/269/1993.
25.	Provided with copy of Protected Tenant Registrar vide proceeding No. C2/357/8975/1964 date September 4 th 1964.
26.	Provided with copy of Memo from Tahsildar office Ameenpur Mandal, Sangareddy District date October 30 th , 2018 for any Protect Tenants over land in Survey No. 180, 181 of Ameenpur Village and the Memo stating no PT on the said lands (Application by B. Chaitanya).
27.	Provided with copy of Memo Vide Rc. No. A2/1321/2018 date November 2 nd 2018 for issuance of Sethwar & Wasoolbaqui in respect of Survey No. 178 to 181 from the Office of the Assistant Director Survey and Land Records Sangareddy District and the Memo stating records cannot be issued for the reason that the records is in Torn Condition (Application by B. Chaitanya).
28.	Provided with copy of Enquiry Report of the Spl. Dy. Tahsildar (38-E) Sangareddy District vide No. C5/684/1974 date May 15 th 1974, for enquiry of Ameenpur Village under Rule 4(i) under intimation of Protected Tenants on May 15 th 1974 at Patancheru.
29.	Provided with copy of Pahanis for the years 1954-1955, 1955-1956, 1961-1962, 1966-1967, 1971-1972, 1974-1975, 1979-1980, 1981-1982, 1985-1986, 1989-90, 1995-1996, 2000-2001, 2005-2006, 2010-2011, and 2014-2015, 2015-2016 of Survey No. 178 to 181 of Ameenpur Village, Patancharu Mandal, Sangareddy, Medak District.
30.	Provided with copy of Income Tax Return Verification Forms for the Assessment years 2016-17, 2017-18 and 2018-19.
31.	Provided with a copy of Urdhu to English Translated Map as requested earlier.
32.	Provided with copy of Pahani for the year 1969-1970 of Ameenpur Village.
33.	Provided with copy of Certificate of Encumbrance on Property vide certificate No. 22047 of 2018 for 54 years from 01-01-1964 to 11-11-2018 (reflecting the sale transactions over the Property).
34.	Provided with copy of Notice of Demand of the year ending March 31 st 2015 for House Tax date 04 th June 2014 vide Notice No. 1124, Assessment No. 1124 of the Gram Panchayat Ameenpur.
35.	Provided with copy of House Tax Payment receipt dated March 31 st 2015 from Gram Panchayat Office Ameenpur, Medak District.
36.	Provided with copy of Application to the Assessing Officer, U/s 281 of Income Tax Act, 1961, Form I.T.N.S 281 date November 16 th 2018, having acknowledgement date November 19 th 2018.
37.	Provided with copies of TSSPDCL Electricity payment receipt for the month of July, September and November 2018.

