

T A Kumar B Com LLB CAIIB
ADVOCATE

Off: F No 501, Mothe Apts Andhra Yuvathi Mandali Hall
Barkatpura Hyderabad 500 027
Res: 5-62/9/22/A, Sobhana Nagar, Lane Behind
Sai Public School, Habsiguda, Hydaabad 500 007
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Dt. 15 .5.2019

To
Sri Nalla Prashanth & others
Hyderabad

SUB: SCRUTINY OF THE DOCUMENTS IN RESPECT OF THE PROPERTY BELONGING TO
SRI NALLA PRASHANTH, VELMA VISHAL BAU. NALLA SINDHU & VELMA
VIDYASAGAR REDDY.

I DOCUMENTS SUBMITTED FOR SCRUTINY

S No.	BRIEF PARTICULARS OF DOCUMENTS PRODUCED
01	Copy of Sale Deed bearing Doc No.5026/13 dt 25.3.2013 executed by Sri Pottnak Amarender & others in favour of Janapriya Engineers Suvndicate registered in the office of SRO Bhongir,
02	Copy of Sale Deed bearing Doc No. 5027/13 dt 25.3.2013, executed by Pottnak Narsimha & others in favour of Janapriya Engineers Syndicate, registered in the office of SRO Bhongir,
03	Copy of Sale Deed bearing Doc No. 5031/13 dt 25.3.2013, executed by Sri Pottnak Venkatesham & others in favour of Janapriya Engineers Syndicate, registered in the office of SRO Bhongir,
04	Copy of Sale Deed bearing Doc No. 5032/13 dt 25.3.2013, executed by Pottnak Venkatesham & others in favour of Janapriya Engineers Syndicate, registered in the office of SRO Bhongir,
05	Copy of Sale Deed bearing Doc No. 5033/13 dt 25.3.2013, executed by Pottnak Venkatesham & others in favour of Janapriya Engineers Syndicate, registered in the office of SRO Bhongir,
06	Copy of Sale Deed bearing Doc No. 5034/13 dt 25.3.2013, executed by Pottnak Venkatesham & others in favour of Janapriya Engineers Syndicate, registered in the office of SRO Bhongir,
07	Copy of Sale Deed bearing Doc No. 5035/13 dt 25.3.2013, executed by Pottnak Raghuvender & others in favour of Janapriya Engineers Syndicate, registered in the office of SRO Bhongir,
08	Copy of Sale Deed bearing Doc No. 5036/13 dt 25.3.2013, executed by Pottnak Raghuvender & others in favour of Janapriya Engineers Syndicate P Ltd, registered in the office of SRO Bhongir,



09	Copy of Sale Deed bearing Doc No. 5889/2018 dt. 12.3.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Sri Nalla Prashanth
10	Copy of Sale Deed bearing Doc No. 5890/2018 dt. 12.3.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Sri Nalla Prashanth
11	Copy of Sale Deed bearing Doc No. 5891/2018 dt. 12.3.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Sri Velma Vishal Babu
12	Copy of Sale Deed bearing Doc No. 5892/2018 dt. 12.3.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Sri Velma Vishal Babu
13	Copy of Sale Deed bearing Doc No. 5893/2018 dt. 16.3.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Sri Nalla Prashanth
14	Copy of Sale Deed bearing Doc No. 5894/2018 dt. 16.3.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Sri Nalla Prashanth
15	Copy of Sale Deed bearing Doc No. 6665/2018 ct. 18.6.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Ms Nalla Sindhu
16	Copy of Sale Deed bearing Doc No. 6666/2018 ct. 18.6.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Ms Nalla Sindhu
17	Copy of Sale Deed bearing Doc No. 6667/2018 dt. 18.6.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Ms Nalla Sindhu
18	Copy of Sale Deed bearing Doc No. 6668/2018 ct. 18.6.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Ms Nalla Sindhu
19	Copy of Sale Deed bearing Doc No. 6669/2018 dt. 18.6.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Sri Velma Vidyasagar Reddy
20	Copy of Sale Deed bearing Doc No. 6670/2018 dt. 18.6.2018 executed by M/s Janapriya Engineers Syndicate P Ltd., in favour of Sri Velma Vidyasagar Reddy
21	Copy of Sale Deed bearing Doc No. 3217/2018 dt.24.3.2018 executed by Sri Mothe Satyanarayana in favour of Sri Nalla Prashanth
22	Copy of Sale Deed bearing Doc No. 3218/2018 dt.24.3.2018 executed by Sri Mothe Satyanarayana in favour of Sri Velma Vishal Babu
23	Copy of Rectification deed bearing doc No.6652 dt. 18.6.2018 executed by Janapriya Engineers Syndicate P Ltd., in favour of Sri Nalla Prashanth
24	Copy of Rectification deed bearing doc No.6653 dt. 18.6.2018 executed by Janapriya Engineers Syndicate P Ltd., in favour of Sri Nalla Prashanth
25	Copy of Rectification Deed bearing doc No.6654 dt. 18.6.2018 executed by Janapriya Engineers Syndicate P Ltd., in favour of Sri Nalla Prashanth
26	Copy of Rectification deed bearing doc No.6655 dt. 18.6.2018 executed by Janapriya Engineers Syndicate P Ltd., in favour of Sri Nalla Prashanth
27	Copy of Rectification deed bearing doc No.6656 dt. 18.6.2018 executed by Janapriya Engineers Syndicate P Ltd., in favour of Sri Velma Vishal Babu
28	Copy of Rectification deed bearing doc No.6657 dt. 18.6.2018 executed by Janapriya Engineers Syndicate P Ltd., in favour of Sri Velma Vishal babu

29	Mutation proceedings No. B/2729/2016 15.9.16 in favour of Jana Priya Engineers Syndicate (Ac 39-22 gts)
30	Mutation proceedings No. B/2728/2016 15.9.16 in favour of Jana Priya Engineers Syndicate (Ac 39-22 gts)
31	Mutation proceedings No. B/2731/2016 21.7.16 in favour of Jana Priya Engineers Syndicate (Ac 39-22 gts)
32	Mutation proceedings No. B/3379/2016 21.7.16 in favour of Jana Priya Engineers Syndicate (Ac 39-22 gts)
33	Copy of ROR issued by MRO - Janapriya Syndicate
34	Copy of Mutation Proceedings No. B/1016/2018 dt. 4.7.2018 issued by MRO Bhongir in favour of Sri Velma Vishal Babu
35	Copy of Mutation Proceedings No. B/1017/2018 dt. 4.7.2018 issued by MRO Bhongir in favour of Sri Velma Vishal Babu
36	Copy of Mutation Proceedings No. B/1018/2018 dt. 4.7.2018 issued by MRO Bhongir in favour of Sri Velma Vishal Babu
37	Copy of Mutation Proceedings No. B/1019/2018 dt. 4.7.2018 issued by MRO Bhongir in favour of Sri Nalla Prashanth
38	Copy of Mutation Proceedings No. B/1021/2018 dt. 4.7.2018 issued by MRO Bhongir in favour of Sri Nalla Prashanth
39	Copy of Mutation Proceedings No. B 1023/2018 dt. 4.7.2018 issued by MRO Bhongir in favour of Nalla Prashanth
40	Copy of Mutation Proceedings No. B/1030/2018 dt. 4.7.2018 issued by MRO Bhongir in favour of Sri Velma Vishal Babu
40/A	Copy of Mutation Proceedings No. B/1238/2018 dt. 13.7.2018 issued by MRO Bhongir in favour of Nalla Sindhu
40/B	Copy of Mutation Proceedings No. B/1030/2018 dt. 137.2018 issued by MRO Bhongir in favour of Sri Velma Vishal Babu
40/C	Copy of Mutation Proceedings No. B/1214/2018 dt. 13.7.2018 issued by MRO Bhongir in favour of Nalla Sindhu
40/D	Copy of Mutation Proceedings No. B/1237/2018 dt. 13.7.2018 issued by MRO Bhongir in favour of Nalla Sindhu
40/E	Copy of Mutation Proceedings No. B/1233/2018 dt. 13.7.2018 issued by MRO Bhongir in favour of Velma Vidyasagar Reddy
40/F	Copy of Mutation Proceedings No. B/1234/2018 dt. 13.7.2018 issued by MRO Bhongir in favour of Sri Vidya Sagar Reddy
40/G	Copy of Mutation Proceedings No. B/963/2018 dt. 13.6.2018 issued by MRO Bhongir in favour of Sri Nalla Prashanth
41	Copy land conversion orders issued Proceedings No. C/1810/2018 dt. 12.10.2018 by the competent authority in favour of Sri Nalla Prashanth

42	Copy land conversion orders issued Proceedings No. C/1811/2018 dt. 12.10.2018 by the competent authority in favour of Sri Nalla Prashanath
43	Copy land conversion orders issued Proceedings No. C/1813/2018 dt. 12.10.2018 by the competent authority in favour of Sri Velma Vishal Babu
44	Copy land conversion orders issued Proceedings No. C/1815/2018 dt. 12.10.2018 by the competent authority in favour of Sri Velma Vishal Babu
45	Copy land conversion orders issued Proceedings No. C/1812/2018 dt. 12.10.2018 by the competent authority in favour of Ms Nalla Sindhu
46	Copy land conversion orders issued Proceedings No. C/1811/2018 dt. 12.10.2018 by the competent authority in favour of Ms Nalla Sindhu
47	Copy land conversion orders issued Proceedings No. C/1814/2018 dt. 12.10.2018 by the competent authority in favour of Sri Velma VidyaSagar Reddy
48	Copy of Patta Pass Book Ac No.60150 of Nalla Prashanth
49	Copy of Patta Pass Book Ac No.60097 of Nalla Sindhu
50	Copy of Patta Pass Book Ac No. 60081 of Velma Vishal Babu
51	Copy of Patta Pass Book Ac No. 60082 of Sri Velma Vidyasagar Reddy.
52	Copy of Irrevocable General Power of Attorney vide Doc No. 8984 dt. 24.7.18 issued by Sri Nalla Prashan in favour Nalla Narasimha Reddy
53	Copy of Irrevocable General Power of Attorney vide Doc No. 5034 dt. 22.3.19 issued by Sri Nalla Prashanth in favour Nalla Narasimha Reddy
54	Copy of Irrevocable General Power of Attorney vide Doc No. 8493 dt. 22.3.19 issued by Nalla Sindhu in favour Nalla Narasimha Reddy
55	Copy of irrevocable GPA vid doc No.8477/18 dt 24.5.2018 issued by Velma Vishal Babu in favour of Sri Velma Vidya Sagar Reddy
56	Copy of Irrevocable General Power of Attorney vide Doc No. 5035 dt. 22.3.19 issued by Velma Vishal Babu in favour of Sri Velma Vidya Sagar Reddy
57	Copy of HMDA Layout vide LP No. 0088/LO/PLG/HMDA/2019 dt 26.4.2019

DESCRIPTION OF PROPERTY "A"

All that the non agricultural land admeasuring Ac 90-12 Gts out of Ac 105-12 Gts in Sy No.. 24/ & /1, 24/ & /2/, 24/ & /3, 24/ & /4, situated at Bhongir (V) & (M), Nalgonda District, Presently is under Yadadri-Bhongir District, Telangana State,

NORTH: Sy No. 24 Part

SOUTH: „-do-

EAST: Sy No. 25, 30, 31,32,

WEST: Sy No 39



DESCRIPTION OF PROPERTY "B"

All that the non agricultural land admeasuring Ac 1-20 Gts in Sy No. 32 out of Ac 23-19 Gts situated at Bhongir (V) & (M), Nalgonda District, Presently it is under Yadadri-Bhongir District, Telangana State,

NORTH:	Sy No. 31 Part
SOUTH:	Hifgh way 202
EAST:	High Way, 202
WEST:	Sy No 24

III TRACING OF TITLE:

From the documents referred to in item No.1, it is noted that Sri Pothnak Amarender S/o Yadagiri, R/o H No. 12-15-611 Hyderabad, was owner and possessor of Land admeasuring Ac 26-13 Gts in Sy No. 24/ & /2 and Ac 13-09 Gts in Sy No. 39/ & /2, Totally admeasuring Ac 39-22 Gts, out of undivided share of Land admeasuring Ac 105-12 Gts in Sy No. 24 & Ac 52-36 Gts in Sy No. 39,

Sri Pothnak Amarender S/o Yadagiri, to meet his personal needs sold and delivered above land Ac 26-13 Gts in Sy No. 24/ & /2 and Ac 13-09 Gts in Sy No. 39/ & /2, Totally admeasuring Ac 39-22 Gts. to M/s Janapriya Engineers Syndicate Private Ltd., a company incorporated under the Companies Act, 1956 having its Registered Office at D No. 8-2-120/86, 8-2-120/86/1, Keerthi & Pride Towers, Road No.2, Banjarahills, Hyderabad 500 034 for valid consideration vide Registered Sale Deed bearing Doc NO. 5026/13 dt. 25.3.2013 (Doc No.1/1) registered in the office of SRO Bhongir (1) Sri Pothnak Prem Kumar S/o Pothnak Amarender (2) Pothnak Sravan Kumar S/o Sri Pothnak Amarender (3) Smt Nisangi Nagarani W/o Sri N Narsaiah and D/o Pothnak Amarender (4) Smt Vittal Madhavi (Alias Yashoda) W/o Sri Vittal Anil, and D/o Sri Pothnak Amarender are all added to the Sale Deed Doc No. 5026/13, as consenting parties.

From the documents referred to in item No.1, it is noted that Sri Pothnak Narasimha S/o Yadagiri, R/o H No. 2-1-568/14/15, Vidyanagar, Nallakunta, Hyderabad, was owner and possessor of Land admeasuring Ac 26-13 Gts in Sy No. 24/ & /1 and Ac 13-09 Gts in Sy No. 39/ & /1, Totally admeasuring Ac 39-22 Gts, out of undivided share of Land admeasuring Ad 105-12 Gts in Sy No. 24 & Ac 52-36 Gts in Sy No. 39

Sri Pothnak Narasima S/o Yadagiri, to meet his personal needs sold and delivered above land Ac 26-13 Gts in Sy No. 24/ & /1 and Ac 13-09 Gts in Sy No. 39/ & /1, Totally admeasuring Ac 39-22 Gts, to M/s Janapriya Engineers Syndicate Private Ltd., a company incorporated under the Companies Act, 1956 having its Registered Office at D No. 8-2-120/86, 8-2-120/86/1, Keerthi & Pride Towers, Road No.2, Banjarahills, Hyderabad 500 034 for valid consideration vide Registered Sale Deed bearing Doc NO. 5027/13 dt. 25.3.2013 (Doc No. 1/2) registered in the office of SRO Bhongir (1) Sri Pothnak Raj Kumar S/o Pothnak Narsimha (2) Smt Vittal Laxmi W/o Sri Vittal Naveen and D/o Sri Pothnak Narsimha (3) Smt Kandari Chandri Priya W/o Sri Balakishan and D/o Pthnak Narsimha (4) Smt Amuda Rajani Alias Lavanya W/o Sri Amuda Prasad And D/o Sri Pothnak Narsimha (5) Pothnak Sai Krishna So Sri Pothnak Rajkumar & Grand son of Sri Pothnak Narsima are all added to the Sale Deed Doc No. 5027/13, as consenting parties.

From the documents referred to in item No.1, it is noted that Sri Pothnak Venkatesham S/o Yadagiri, R/o H No. 13-12-120, Ganesh Nagar, Ramanthapur, was owner and possessor of Land admeasuring Ac 26-13 Gts in Sy No. 24/ & /3 and Ac 13-09 Gts in Sy No. 39/ & /3, Totally admeasuring Ac 39-22 Gts, out of undivided share of Land admeasuring Ad 105-12 Gts in Sy No. 24 & Ac 52-36 Gts in Sy No. 39



Sri Pothnak Venkatesham S/o Yadagiri, to meet his personal needs sold and delivered above land admeasuring Ac 39-22 Gts by way of 4 Registered sale deeds to M/s Janapriya Engineers Syndicate Private Ltd., a company incorporated under the Companies Act, 1956 having its Registered Office at D No. 8-2-120/86, 8-2-120/86/1, Keerthi & Pride Towers, Road No.2, Banjarahills, Hyderabad 500 034 for valid consideration vide Registered Sale Deeds as detailed hereunder:

S No.	Sale Deed No.	Land Admeasuring in Sy No.	Item No.
01	5031/13 dt. 25.3.2013	Ac 9-35.5 Gts 24/£/3 & 39/£/3	(itemNo. 1/3)
02	5032/13	Ac 9-35.5 Gts 24/£/3 & 39/£/3	(itemNo. 1/4)
03	5033/13	Ac 9-35.5 Gts 24/£/3 & 39/£/3	(itemNo. 1/5)
04	5034/13	Ac 9-35.5 Gts 24/£/3 & 39/£/3	(itemNo. 1/6)

(1) Sri Pothnak Sridhar S/o Pothnak Venkatesham (2) Smt P Pavani W/o Sri P Giridhar & D/o Sri Pothnak Venkatesham (3) Smt Amda Vijaya Alias Vijaya Shanti W/l Sri Amda Kiran Kumar & D/o Sri Pothnak Venkatesham (4) Smt Kaleru Parimala W/O Sri Kaleru Naveen & D/o Sri Pothnak Venkatesham (5) Smt. Datrika Veena W/o Sri Datrika Veerender & D/o Sri Pothnak Venkatesham, are all added to the above Sale Deeds as consenting parties.

From the documents referred to in item No.1, it is noted that Sri Pothnak Raghuvender S/o Yadagiri, R/o H No. 4-7-12/43/1, Annapurna Colony, Nacharam, was owner and possessor of Land admeasuring Ac 26-13 Gts in Sy No. 24/£/4 and Ac 13-09 Gts in Sy No. 39/£/4, Totally admeasuring Ac 39-22 Gts, out of undivided share of Land admeasuring Ac 105-12 Gts in Sy No. 24 & Ac 52-36 Gts in Sy No. 39

Sri Pothnak Raghuvender S/o Yadagiri, to meet his personal needs sold and delivered above land admeasuring Ac 39-22 Gts by way of 2 Registered sale deeds to M/s Janapriya Engineers Syndicate Private Ltd., a company incorporated under the Companies Act, 1956 having its Registered Office at D No. 8-2-120/86, 8-2-120/86/1, Keerthi & Pride Towers, Road No.2, Banjarahills, Hyderabad 500 034 for valid consideration vide Registered Sale Deeds as detailed hereunder:

S No.	Sale Deed No.	Land Admeasuring in Sy No.	Item No.
01	5035/13 dt. 25.3.2013	Ac 19-31 Gts 24/£/4 & 39/£/4	(itemNo. 1/7)
02	5036/13	Ac 19-31 Gts 24/£/4 & 39/£/4	(itemNo. 1/8)

Sri Pothnaka Yattish Kumar S/o Pothnak Raghuvender (2) Sri Pothnak Siva Kumar S/o Raghuvender & (3) Smt Datrika Jhansi Rani W/o Sri Datrika Ravinder & D/o Sri Pothnak Raghuvender, are all added, as consenting parties to the above sale deeds.

By virtue of all the above sale deeds (i.e. from Item No. 1/1 to 1/8) M/s Janapriya Engineers Syndicate Private Ltd., a company incorporated under the Companies Act, 1956 having its Registered Office at D No. 8-2-120/86, 8-2-120/86/1, Keerthi & Pride Towers, Road No.2, Banjarahills, Hyderabad 500 034 are absolute owners and possessors of Ac 105-12 in Sy No. 24/£/1 & Ac 52-36 Gts in sy No. 39/ /1-4 in Bhongir Village & Mandal, Bhongir District.

Thereafter M/s Janapriya Engineers Syndicate P LTD., got properties acquired by them, mutated in their names in the Revenue Records vide Proceedings (1) No. B 2729/2016 dt. 15.9.2016 (item HNo.1/29) (2) No. B 2728/2016 dt. 15.9.2016 (item No. 1/30) (3) B 2731 dt. 15.9.2016 (item No.1/31) & (4) No.B 3379 dt. 15.9.2016 (item No. 1/32)

Copy of 1-B (ROR) issued by MRO Bongir establishes holdings of M/s Janapriya Engineers Sydicate P Ltd. (Item I/33)

: 7 :

That M/s Janapriya Engineers Syndicate Private Ltd, a company incorporated under the Companies Act, 1956 having its Registered Office at D No. 8-2-120/86, 8-2-120/86/1, Keerthi & Pride Towers, Road No.2, Banjarahills, Hyderabad 500 034 in dire need of money sold and delivered agricultural land to

- (1) Sri Nalla Prashanth S/o Sri Nalla Narasimha Reddy, aged about 26 years, Occ: business R/o 1-2-80/1/A, Street No.1, Kakateeya Nagar, Habsiguda, Hyderabad -500 007
- (2) Sri Velma Vishal Babu S/o Sri Velma Vidyasgar Reddy, aged about 37 years Occ: Business R/o H No. 268/A Road No.12, MLA Colony, Banjara Hills, Hyderabad 500 034
- (3) Ms. Nalla Sindhu D/o Sri Nalla Narasimha Reddy, aged about 26 years, Occ: business R/o 1-2-80/1/A, Street No.1, Kakateeya Nagar, Habsiguda, Hyderabad -500 007
- (4) Sri Velma Vidya Sagar Reddy S/o Sri Raja Reddy Velma, aged about 64 years, R/o H No. 268/A, Road No.12, MLA Colony, Banjara Hills, Hyderabad 500 034

as detailed hereunder:

S No.	Doc No.	Date	Ac Gts	Favoring	Sy Nos.	Item No.1/
01	5889/2018	12.3.2018	10-00	Sri Nalla Prashanth	24/ & /1 to 4 & 39/1-4	9
02	5890/2018	12.3.2018	11-14	"	"	10
03	5893/2018	"	09-00	"	"	11
04	5894/2018	16.3.2018	01-00	"	"	12
05	5891/2018	"	11-10	Sri Velma Vishal Babu	"	13
06	5892/2018	"	10-00	"	"	14
07	6665/2018	18.3.2018	05-29	Ms. Nalla Sindhu	24/ & /1 to 4	15
08	6666/2018	"	05-29	"	"	16
09	6667/2018	"	05-29	"	"	17
10	6668/2018	"	05-29	"	"	18
11	6669/2018	"	07-16	Sri Vidya Sagar Reddy	"	19
12	6670/2018	"	07-16	"	"	20

That there was an error in Sl Nos. 1 to 6 above in respect of Survey numbers. In the principle deeds in schedule of it was mentioned as sy No. 24/ & /1, 24/ & /2, 24/ & /3, 24/ & /4 & 39/1, 39/2, 39/3 and 39/4, instead of Sy No. 24/ & /1, 24/ & /2, 24/ & /3, 24/ & /4 only. The mistake was rectified by Rectification deeds bearing Doc No. 6652/18 dt. 18.6.18 (Item No. 1/23), Doc No. 6653/18 dt. 18.6.18 (Item No. 1/24) Doc No. 6654/18 dt. 18.6.18 (Item No. 1/25) Doc No. 6655 /18 dt. 18.6.18 (Item No. 1/26) Doc No. 6656/18 dt. 18.6.2018 (Item NO. 1/27)Doc No. 6657/18 dt. 18.6.18 (Item No. 1/28)

That Sri Nalla Prashanth S/o Nalla Narasimha Reddy, aged about 26 years, Occ: business R/o 1-2-80/1/A, Street No.1, Kakateeya Nagar, Habsiguda, Hyderabad -500 007 also purchased agriculture land admeasuring Ac 0-36 Gts in Sy No. 32, Bongir Village & Mandal., Bongir District from Sri Mothe Satyanarayna S/o Mallalah, aged about 65 years, Occ: Agriculture, R/o Banmanwada. Bongir Town, Bongir, vide Registered Sale deed bearing Doc No.3217/2018 dt. 24.3.2018 (Item H No. 1/21)

That Sri Velma Vishal Babu S/o Velma Vidyasagar Reddy, aged 37 years, Occ: Business R/o H No. 268/A Road No.12, MLA Colony, Banjara Hills, Hyderabad 500 034 purchased Agriculture land admeasuring Ac 0-24 Gts in Sy No. 32, Bhongir Village & Mandal., Bhongir District ffrom Sri Mothe Satyanarayna S/o Mallalah, aged about 65 years, Occ: agriculture, R/o Banmanwada Bhongir Town, Bhongir, vide Registered Sale deed bearing Doc No.3218/2018 dt. 24.3.2018 (Item H No. 1/22)

From the above discussion

Sri Nalla Prashanth is Holding	Ac 31-14 Gts in Sy No. 24/P
	Ac 0-36 Gts in Sy NO.32/P
Sri Nalla Sindhu is holding	Ac 22-36 Gts in Sy No.24/P
Sri Velma Vishal Babu is holding	Ac 21-10 Gts in Sy No.24/P
	Ac 0-24 Gts in Sy No. 32/P
Sri Velma Vidya Sagar Reddy Holding	Ac 14-32 Gts in Sy No.24/P
Totalling	Ac 91-32 Gts

Sri Nalla Prashanth, Nalla Sindhu, Sri Velma Vishal Babu & Sri Velma Vidya Sagar Reddy, got the above holdings got mutated in Revenue Records vide proceedings detailed hereunder.

S No.	Proceeding No.	Date.	Name of Party.	Regd Doc No.	ltme No. i/
01	B/1016/2018	4.7.2018	V Vishal Babu	5891/2018	34
02	B/1017/2018	"	"	5892/2018	35
03	B/1018/2018	"	"	3218/2018	36
04	B/1019/2018	"	N Prashanth	5889/2018	37
05	B/1021/2018	"	"	5893/2018	38
06	B/1023/2018	"	"	5894/2018	39
07	B/1235/2018	"	"	5890/2018	40
08	B/1238/2018	13.7.2018	N Sindhu	6658/2018	40/A
09	B/1214/2018	"	"	6666/2018	40/B
09	B/1237/2018	"	"	6667/2018	40/C
10	B/1239/2018	"	"	6668/2018	40/B
11	B/1233/2018	"	V Vidyasagar	6669/2018	40/E
12	B/1234/2018	"	"	6670/2018	40/F
13	B/963/2018	13.6.2018	N Prashanth	3217/2018	40G

Sri Nalla Prashanth, Nalla Sindhu, Sri Velma Vishal Babu & Sri Velma Vidya Sagar Reddy, got converted the Agricultural land into Non-Agricultural land from the competent Authority /Revenue Divisional Officer, Bhongir, vide proceedings detailed hereunder.

S No.	Proceeding No.	Date.	Name of Party.	Sy Nos	Ac Gts	ltme No. i/
01	C/1810/2018	12.10.2018	Nalla Prashanth	24	20-00	41
02	C/1811/2018	"	"	24	11-14	42
				32	0-36	
				39	20-10	
03	C/1813/2018	"	Velma Vishal Babu	32	0-24	43
				39	11-09	
04	C/1815/2018	"	"	24	21-10	44
05	C/1812/2018	"	Nalla Sindhu	24	5-29	45
				39	8-00	
06	C/1818/2018	"	Nalla Sindhu	24	17-07	46
07	C/1814/2918	"	V.Vidya Sagar Reddy	24	14-32	47
				39	10-00	

(Land in Sy No.39 is not concerned to the Layout obtained HIMDA)

Following Patta passbooks placed before me, establishes their respective holdings

S No.	Pass book No	Holder	AC- Gts	Sy No.	Item No I/
01	T30050211489	Nalla Prashanth	40.1000	24/P & 39/P	48
02	T30050211439	Nalla Sindhu	30.36	39/P & 24 P	49
03	T30050211409	Velma Vidyasagar Reddy	24.320	24/P & 39/P	50
04	T30050211407	Velma Vishal Babu	33.0300	24/P, 32/P, 39/P	51

Sri Nalla Prashanth executed an irrevocable General Power of Attorney and registered vide Doc No. 8494/2018 DT 24.7.2018 (Item No.1/52) in favour of Sri Nalla Narasimha Reddy S/o Late Nalla Sai Reddy, aged 55 years R/o Flat No.202, Aditya Avalon, Plot No.60,61, Nanda Giri Hills, Filmnagar, Jubilee Hills, Hyderabad 500 033 in respect of his property Ac 31-14 Gts in Sy No.24/P in Bhongir Village & Mandal, Bhongir Dist. (Telangana State) and vide Doc No. 5034/19 dt. 22.3.2019 (Doc No.1/53) in respect of property admesuring Ac 0-36 Gts in Sy No. 32/P. to sell the property in whole or part, enter into Developmehnt agreement, construction of individual houses, among others.

Nalla SINDHU executed an irrevocable General Power of Attorney and registered vide Doc No. 8493/2018 DT 22.3.2019(Item No.1/54) in favour of Sri Nalla Narasimha Reddy S/o Late Nalla Sai Reddy, aged 55 years R/o Flat No.202, Aditya Avalon, Plot No.60,61, Nanda Giri Hills, Filmnagar, Jubilee Hills, Hyderabad 500 033 in respect of his property Ac 31-14 Gts in Sy No.24/P in Bhongir Village & Mandal, Bhongir Dist. (Telangana State) to sell the property in whole or part, enterinto Developmehnt agreement, construction of individual houses, among others

Sri Velma Vishal Babu executed an irrevocable General Power of Attorney and registered vide Doc No. 8377/2019 DT 24.7.2018 (Item No.1/55) in favour of Sri Velma Vidyasagar Reddy S/o Raja Reddy Velma, aged 64 years R/o h No. 268/A, Road No.12, MLA Colony, Banjara Hills, Hyderabad 500 034 in respect of his property Ac 21-01 Gts in Sy No.24/P in Bhongir Village & Mandal, Bhongir Dist. (Telangana State) and vide Doc No. 5035/19 dt. 22.3.2019 (Doc No.1/56) in respect of property admesuring Ac 0-24 Gts in Sy No. 32/P. to sell the property in whole or part, enterinto Developmehnt agreement, construction of individual houses, among others

That Sri Prashanth and others made a layout for residential plots in the property described in Item No.II above and obtained approval from the HMDA vide LP No. 0088/LO/PLG/HMDA/2019 dt 26.4.2019 Doc No. 1/57)

III EVIDENCE OF POSSESSION

From the documents referred to in the item No.I above, it is manifest that Sri Nalla Prashanth, (2) Sri Velma Vishal Babu (3) Ms. Nalla Sindhu & (4) Sri Velma Vidya Sagar Reddy, are is the absolute owners and under peaceful possession of the property described in item No.II to the extents as indicated here under

Sri Nalla Prashanth is Holding	Ac 31-14 Gts	in Sy No. 24/P
	Ac 0-36 Gts	in Sy NO.32/P
Sri Nalla Sindhu is holding	Ac 22-36 Gts	in Sy No.24/P
Sri Velma Vishal Babu is holding	Ac 21-10 Gts	in Sy No.24/P
	Ac 0-24 Gts	in Sy No. 32/P
Sri Velma Vidya Sagar Reddy Holding	Ac 14-32 Gts	in Sy No.24/P

Totalling Ac 91-32 Gts



: 10 :

OBSERVATION

Encumbrance certificate in respect of the property described in item No. II above to be obtained for the last 30 years.

OPINION

I have gone through the documents mentioned item No.I above and subject to above observation, I am of the considered opinion that Sri Nalla Prashanth S/o Sri Nalla Narasimha Reddy is absolute owner and possessor of land admeasuring Ac 31-14 Gts in Sy No. 24/P & Ac 0-36 Gts in Sy No. 32/P (2) Sri Velma Vishal Babu S/o Sri Velma Vidya Sagar Reddy is absolute owner and possessor of land admeasuring Ac 21-10 Gts in Sy No. 24/P & Ac 0-24 Gts in Sy No. 32/P (3) Ms. Nalla Sindhu D/o Sri Nalla Narasimha Reddy is absolute owner and possessor of land admeasuring Ac 22-36 Gts in Sy No. 24/P and (4) Sri Velma Vidya Sagar Reddy S/o Raja Reddy Velma is absolute owner and possessor of Ac 14-32 Gts in Sy No. 24/P and under peaceful possession out of the property described in item No.II, they have absolute and clear marketable title of the same.


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