

**IN THE HIGH COURT OF ANDHRA PRADESH
AT:: AMARAVATI**

W.P No. of 2025

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Date: 25.02.2025
Amaravathi

Counsel for Petitioner

MEMORANDUM OF WRIT PETITION
(UNDER ARTICLE 226 OF THE CONSTITUTION OF INDIA)
IN THE HON'BLE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI

W.P.No. OF 2025

Between:

R.K Township Promoters Pvt Ltd.,
47-10-32, Guthikonda Mansion,
Dwarakanagar, Visakhapatnam,
Rep. by its Managing Director, M. Gowri Amarnath.

..Petitioner

AND

1. The State of Andhra Pradesh
Rep. by Principal Secretary Revenue (Endowments)
Secretariat, Velagapudi,
Amaravathi.
2. The Commissioner for Endowments Department,
At Vijayawada, A.P
3. The Assistant Commissioner,
Endowments Department,
Visakhapatnam.
4. The Deputy Commissioner,
Endowments Department,
Visakhapatnam.
5. The District Registrar,
Registration and Stamps Department,
Visakhapatnam, Visakhapatnam District.
6. The Sub-Registrar,
Registration and stamps Department,
Anandapuram, Visakhapatnam.

7. The Sub-Registrar,
Registration and stamps Department,
Bheemunipatnam Visakhapatnam.
8. The Revenue Divisional Officer,
Visakhapatnam.
9. The Mandal Revenue Officer,
Anandapuram Mandal,
Visakhapatnam.
10. Sri Anantha Padmanabhaswamy Temple,
Rep. by it's Executive Officer,
Padmanabham, (V&M).

.. Respondents

The address for service on the above named Petitioners is that of their counsel **PRUDVI RAJU MUDUNURI (16878)**, Advocate, Flat No.405, Maruthi Manor, beside Vijayawada Club, Tadepalli, Guntur District.-522501, Mobile No. 9032011789. Email ID prudvirajuadvocate@gmail.com.

It is therefore prayed that this Hon'ble Court may be pleased to issue a Writ, Order or direction, more particularly one in the nature of Mandamus declaring the impugned Order passed by Respondent No.2 vide Memo in Rc. No. L1/18023(39)/5/2021, dt. 29/07/2022 by rejecting the Representation of the Petitioner dt. 27.08.2018 for the deletion of land measuring Ac.3.80 cents in Sy No. 243/6,7 of Vellanki (V) from the Prohibition List II/sec. 22A(1)(c) of the Registration Act, 1908, as being illegal, arbitrary and unconstitutional and consequently direct Respondent No. 2 and 3 to exclude the property of the petitioner from the Endowments Property Register and to issue necessary instructions to remove the properties of the petitioner from the Prohibition List,

and pass such other order or orders, which may deem fit and proper in the circumstances of the case.

Amaravati

Date: 25-02-2025

Counsel for the Petitioner

Visakhapatnam:: DISTRICT
IN THE HIGH COURT OF
ANDHRA PRADESH AT AMARAVATI

W.P.No.

OF 2025

WRIT PETITION

Filed By:

Mr. PRUDVI RAJU MUDUNURI
(16878)

Counsel for Petitioner

IN THE HON'BLE HIGH COURT OF ANDHRA PRADESH AT
AMARAVATI

W.P.No. OF 2025

Between:

R.K Township Promoters Pvt Ltd.,

..... Petitioner

AND

The State of Andhra Pradesh,

LIST OF EVENTS

Annexure - I

S. No.	Date	Description of the Events	Page Nos. in Affidavit	Para No. in Affidavit
1	21.03.2024	I submit that, I am working as the Managing Director in the petitioner company and as such I am well acquainted with the facts of the present case on the basis of documents available on the record of the petitioner company. I have been duly authorized by the Petitioner company to verify, sign and file the pleadings on its behalf vide a Board Resolution dated 21.03.2024 Passed by the Board of Directors of the Petitioner company. Hence, I am competent to swear this affidavit.	19	1
2	29.07.2022 27.08.2018	It is submitted that this Writ Petition is preferred aggrieved by the impugned action of the Respondent No.2 in passing the	19	2

		Order vide Memo in Rc. No. L1/18023(39)/5/2021, dt. 29/07/2022 by rejecting the Representation of the Petitioner dt. 27.08.2018 for the deletion of land measuring Ac.3.80 cents in Sy No. 243/6,7 of Vellanki (V) from the Prohibition List U/sec. 22A(1)(c) of the Registration Act, 1908.		
3	nill	I submit that, the Petitioner company purchased a total extent of Ac. 3.80 cents in S.No 243/6 and 243/7 of Vellanki Village, Anandapuram Mandal, Visakhapatnam District from title owners by way of Sale Agreements with General Powers of Attorney Registered in Sub-Registrar Office, Bheemunipatnam as Doct. No. 2126/1998, Doct. No. 2340/1998, Doct. No. 2123/1998, Doct.No. 2129/1998 and Doct. No. 2144/1998 in Survey No.s 243/6 and 243/7 respectively.	20	3
4	29.12.1998	I submit that, the Mandal Revenue Officer, Anandapuram, Visakhapatnam District issued a Certificate dated 29-12-1998 stating that, the above said scheduled lands are Zeroyithi Dry Lands as per revenue records and they are not assigned Government lands and Agricultural Land Ceiling lands. Hence, the subject properties purchased by the petitioner company are Zeroyithi Dry Lands	80 20	4

		and were issued title Pattadar Pass books to private persons with all rights including alienation as per revenue records available. Moreover, the petitioner company obtained necessary Revenue records i.e., Settlement Fair Adangal (Permanent Revenue Record), 10(1) Account and Adangal. By the above revenue land records, it was clear that the above said lands are Zeroyithi dry lands with clear title.		
5.	nill	I submit that, the above said property i.e Ac. 3.80 cents along with other property of the Survey numbers of the same village was developed as a layout. In 2004 the petitioner company applied for the approval for layout to VUDA. VUDA approved layout vide L.P. No. 3/2004. Subsequently, the petitioner company sold the plots in the above said Survey numbers to the purchasers by several sale deeds registered in Sub Registrar office, Bheemunipatnam from the year 2004 onwards.	20	5.
6.	03.01.2006	I submit that, later when the petitioner company presented the documents before Local Registration authorities for Registration of sold out plots in favour of purchasers, the Sub-Registrars of Anandapuram and Bheemunipatnam refused to register the said documents	21	6.

		presented before them, informing the petitioner company that the Lands in S. No. 243/6 and 243/7 of Vellanki Village are Endowment Lands as per the circular received by them from Assistant Commissioner Endowments Department, Visakhapatnam, vide RC. No. A4/61/2006-2 Gnl, Dated 03-01-2006, and suggested the petitioner company to obtain necessary clearance from the Endowments Department to get the respective plots registered.		
7.		I submit that, the petitioner company again approached local Mandal Revenue Office to verify the position of the lands, to ensure the status of the lands as per the advice of the Registration Department. The revenue records of the above said subject lands i.e S.No. 243/6 and S.No. 243/7 of Vellanki Village are reconfirmed as Zeroyithi Dry Lands and stands Registered in the name of Akkarabyana Thotayya, Kotyada China Ramana and Kotyada Narayanamurthy under Registered Patta No. 5 & 386 of Vellanki Village in Anandapuram Mandal, but not in the name of Endowments Department. A certified copy of Settlement Fair Adangal was also obtained from Collector office, Visakhapatnam which reveals the same as mentioned above.	21	7.

8.	17.09.2007	<p>I submit that, aggrieved by the above circumstances, the petitioner company made a written representation dated 17-09-2007 to the Commissioner of Endowments/Respondent No.2 with a request to examine the above issue and to issue suitable instructions to the concerned Endowments Department in Visakhapatnam to issue necessary clearance for the above said lands in the above said Survey Numbers and to inform the same to the respective Registration Department, enabling the petitioner company to get the above said plots registered in favour of the interested persons. Unfortunately, there was no response from the Endowments Department to the above said Representation.</p>	21	8.
9.	nill	<p>I submit that, the petitioner company has made several attempts requesting the endowments department to issue necessary clearance for the above said Survey Numbers by examining the revenue records and release them from prohibition list under Sec.22A(1)(c). But in spite of several requests made by the petitioner company, there was no response from the Endowments Department. Aggrieved by the action of the Endowments Department in not responding to the written</p>	22	9.

		<p>representation made by the petitioner company, the Petitioner company again made a Written Representation dated 27-08-2018 to The Assistant Commissioner, Endowments Department, Visakhapatnam i.e Respondent No. 3 herein, enclosing all relevant revenue records pertaining to the Survey numbers 243/6 and 243/7 for their perusal, requesting them to examine all revenue records and remove Ac.3.80 cents in S.No. 243/6 and S.No. 243/7 of Vellanki Village from the Prohibition List of Sec.22A(1)(c) of Registration Act. In spite of the above said representations there has been no response from the Endowments Department since then.</p>		
10.		<p>I submit that, in those circumstances, the petitioner filed the Writ Petition before this Hon'ble Court vide WP No. 5899 of 2021 and relied on 'Vinjamuri Rajagopala Chary Vs. Revenue Department 2 ALD 236 (FB), the full Bench of the erstwhile Hon'ble High court of Andhra Pradesh issued guidelines and directions to the respective departments, and specifically directed the endowments Department to consider the Representation or a request made by the aggrieved persons in proper perspective and pass appropriate</p>	22-	10.

		order within six (6) weeks from the date of receipt of the application cum Representation and further directed them to make the respective order copy available to the concerned party.		
11.	23.03.2021	It is submitted that, in WP No. 5899 of 2021, the Respondent No.2 filed Written Instructions through Learned Government Pleader and requested this Hon'ble Court to grant Four (4) Weeks' time to complete survey and verification of revenue records. Upon considering the said submissions, this Hon'ble Court passed an Order dated 23-03-2021 directing the Respondents No. 2 to 4 to complete the entire exercise within a period of 4 weeks from the date of receipt of the Order.	23	11.
12.	23.03.2021	I submit that, the Respondents have committed willful disobedience of the order dated 23-03-2021 passed by this Hon'ble court in WP No. 5899 of 2021. Therefore the Respondent No.1 is the Principal Secretary Revenue (Endowments), Respondent No.2 is the Commissioner for Endowments Department for Andhra Pradesh, Respondent No.3 is the Assistant Commissioner for Endowments Department, Visakhapatnam, Respondent No.4 is Deputy Commissioner for Endowments Department, Visakhapatnam have	23	12.

		committed contempt of court in relation to the said order dated 23-03-2021 in WP No. 5899 of 2021 by not completing the entire exercise of verification of records within a period of Four(4) Weeks as directed by this Hon'ble court and therefore they are liable for contempt of courts Act 1971. A Contempt Case vide CC No. 1308 of 2022 was filed and it is pending before this Hon'ble Court.		
13.	07.04.2018 09.03.2018	18. It is submitted that, as per the above statement in the Endowments Property Register dt. 07.04.2018, it is clearly evident that, even the endowment officials do not have clarity regarding the exact location of the alleged endowment land in the said village. It is pertinent to observe that, the Property Register dt. 07.04.2018 does not disclose the exact survey numbers of the location of the endowments land in the Vellanki village and yet the Respondent No.3 i.e. Asst. Commissioner, Endowments has issued Registration Certificate dt. 07.04.2018 to the Executive Officer of Sri Anantha Padmanabha Swamy vari devastanam, Padmanaabham (V&M) I.e Respondent No.10. It is pertinent to observe that the Respondent No.10 Temple submitted an Application before the Endowments Department seeking	26	18.

		Registration on 09.03.2018.		
14.	07.04.2018 10.06.2017	<p>It is submitted that, it is pertinent to observe that, the Endowments Department entered the claim of the Temple Authority in Endowments Property Register and issued Registration Certificate on 07.04.2018 on the basis of the Application dt. 09.03.2018 made by the Executive Officer of Sri Anantha Padmanabha Swamy vārī devastanam, Padmanaabham (V&M). But the record shows that the Learned District Collector, Visakhapatnam issued Notification vide Rc.No.3795/2007/E1 dt. 10.06.2017 to include the land of the Petitioner company in the Prohibition List U/s. 22A (1) of the Registration Act, 1908 on 10.06.2017 i.e one (1) year prior to the entering the claim of the Temple in the Endowments Property Register. It is clearly evident that The District Collector who is supposed to act and issue Notification for inclusion of the lands in the Prohibition List based on the details of the Endowments Property Register has issued Notification without any basis.</p>	27	19.
15.	09.03.2018	<p>It is submitted that, as per Sec. 43 of the Andhra Pradesh Charitable and Hindu Religious Institutions & Endowments Act, 1987, the Temple or such Religious institution is</p>	28	21

		<p>supposed to make an application to Asst. Commissioner of Endowments within whose sub-division such endowment is situated within Ninety (90) Days from the commencement of the Act, 1987 for Registration of such Endowment. But it is pertinent to observe that, the Respondent No.10 i.e the Temple made an application seeking Registration of it's alleged Endowment on 09.03.2018 i.e after almost 30 years of the commencement of the Act, 1987 and the Endowments Department acted on that application and issued Registration certificate, which is nothing but an arbitrary exercise of the power which is purely illegal and in total contravention of the provisions of the Andhra Pradesh Charitable and Hindu Religious Institutions & Endowments Act, 1987.</p>		
16.		<p>It is further humbly submitted that, the impugned action of the Endowments Department is purely illegal, arbitrary and in total contravention of the Provisions of the Andhra Pradesh Charitable and Hindu Religious Institutions & Endowments Act, 1987.</p>	29	22
17.	nill	<p>It is submitted that, The revenue records of the above said subject lands i.e S.No. 243/6 and S.No. 243/7 of Vellanki Village are</p>	29	23

		<p>reconfirmed as Zeroyithi Dry Lands and stands Registered in the name of Akkarabyana Thotayya, Kotyada China Ramana and Kotyada Narayanamurthy under Registered Patta No. 5 & 386 of Vellanki Village in Anandapuram Mandal, but not in the name of Endowments Department. A certified copy of Settlement Fair Adangal was also obtained from Collector office, Visakhapatnam which reveals the same as mentioned above. The property of the Petitioner company is purely a private property and does not belong to Endowments. All the Revenue Records are indicating that the said land is a private property. But the Respondent No.10 claiming it as endowments and the Endowments Department included the property of the petitioner company in the Endowments Property List and the District Collector issued Notification to that effect for inclusion of the property of the Petitioner company in Prohibition List which is without any basis and an arbitrary exercise of power and violative of the principles of Natural Justice and in contravention of the relevant provisions of law.</p>		
18.				

ANNEXURE-II

Under Article 226 of Constitution of India

Amaravati

Date: 25 -02-25

Counsel for the Petitioner

HIGH COURT OF ANDHRA PRADESH AT:: AMARAVATHI

WP NO.

OF 2025

Between:

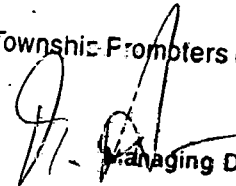
R.K Township Promoters Pvt Ltd.,
47-10-32, Guthikonda Mansion,
Dwarakanagar, Visakhapatnam,
Rep. by its Managing Director, M. Gowri Amarnath.

..Petitioner

AND

1. The State of Andhra Pradesh
Rep. by Principal Secretary Revenue (Endowments)
Secretariat, Velagapudi,
Amaravathi.
2. The Commissioner for Endowments Department,
At Vijayawada, A.P
3. The Assistant Commissioner,
Endowments Department,
Visakhapatnam.
4. The Deputy Commissioner,
Endowments Department,
Visakhapatnam.
5. The District Registrar,
Registration and Stamps Department,
Visakhapatnam, Visakhapatnam District.
6. The Sub-Registrar,
Registration and stamps Department,
Anandapuram, Visakhapatnam.

For R.K. Township Promoters (P) Ltd.


Managing Director

7. The Sub-Registrar,
Registration and stamps Department,
Bheemunipatnam Visakhapatnam.
8. The Revenue Divisional Officer,
Visakhapatnam.
9. The Mandal Revenue Officer,
Anandapuram Mandal,
Visakhapatnam.
10. Sri Anantha Padmanabhaswamy Temple,
Rep. by it's Executive Officer,
Padmanabham, (V&M).

.. Respondents

AFFIDAVIT

I, M. Gowri Amarnath, S/o M. M. Kondaiah, Aged about: 39 years; R/o. H.No. C-12, Panchavati Township, Akkireddipalem, B H P V (post), Visakhapatnam, do hereby solemnly and sincerely affirm and state as follows:

1. I submit that, I am working as the Managing Director in the petitioner company and as such I am well acquainted with the facts of the present case on the basis of documents available on the record of the petitioner company. I have been duly authorized by the Petitioner company to verify, sign and file the pleadings on its behalf vide a Board Resolution dated 21.03.2024 Passed by the Board of Directors of the Petitioner company. Hence, I am competent to swear this affidavit.
2. It is submitted that this Writ Petition is preferred aggrieved by the impugned action of the Respondent No.2 in passing the Order vide Memo in Rc. No. L1/18023(39)/5/2021, dt. 29/07/2022 by rejecting the Representation of the Petitioner dt. 27.08.2018 for the deletion of land

For R.K. Township Promoters (P) Ltd.


Managing Director

measuring Ac.3.80 cents in Sy No. 243/6,7 of Vellanki (V) from the Prohibition List U/sec. 22A(1)(c) of the Registration Act, 1908.

3. I submit that, the Petitioner company purchased a total extent of Ac. 3.80 cents in S.No 243/6 and 243/7 of Vellanki Village, Anandapuram Mandal, Visakhapatnam District from title owners by way of Sale Agreements with General Powers of Attorney Registered in Sub-Registrar Office, Bheemunipatnam as Doct. No. 2126/1998, Doct. No. 2340/1998, Doct. No. 2123/1998, Doct.No. 2129/1998 and Doct. No. 2144/1998 in Survey No.s 243/6 and 243/7 respectively.
4. I submit that, the Mandal Revenue Officer, Anandapuram, Visakhapatnam District issued a Certificate dated 29-12-1998 stating that, the above said scheduled lands are Zeroyithi Dry Lands as per revenue records and they are not assigned Government lands and Agricultural Land Ceiling lands. Hence, the subject properties purchased by the petitioner company are Zeroyithi Dry Lands and were issued title Pattadar Pass books to private persons with all rights including alienation as per revenue records available. Moreover, the petitioner company obtained necessary Revenue records i.e., **Settlement Fair Adangal (Permanent Revenue Record), 10(1) Account and Adangal**. By the above revenue land records, it was clear that the above said lands are Zeroyithi dry lands with clear title.
5. I submit that, the above said property i.e Ac. 3.80 cents along with other property of the Survey numbers of the same village was developed as a layout. In 2004 the petitioner company applied for the approval for layout to VUDA. VUDA approved layout vide L.P. No. 3/2004. Subsequently, the petitioner company sold the plots in the above said Survey numbers to the

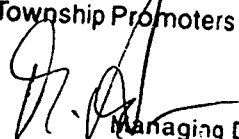
For R.K. Township Promoters (P) Ltd.


Managing Director

purchasers by several sale deeds registered in Sub Registrar office, Bheemunipatnam from the year 2004 onwards.

6. I submit that, later when the petitioner company presented the documents before Local Registration authorities for Registration of sold out plots in favour of purchasers, the Sub-Registrars of Anandapuram and Bheemunipatnam refused to register the said documents presented before them, informing the petitioner company that the Lands in S. No. 243/6 and 243/7 of Vellanki Village are Endowment Lands as per the circular received by them from Assistant Commissioner Endowments Department, Visakhapatnam, vide RC. No. A4/61/2006-2 Gnl, Dated 03-01-2006, and suggested the petitioner company to obtain necessary clearance from the Endowments Department to get the respective plots registered.
7. I submit that, the petitioner company again approached local Mandal Revenue Office to verify the position of the lands, to ensure the status of the lands as per the advice of the Registration Department. The revenue records of the above said subject lands i.e S.No. 243/6 and S.No. 243/7 of Vellanki Village are reconfirmed as Zeroyithi Dry Lands and stands Registered in the name of Akkarabyana Thotayya, Kotyada China Ramana and Kotyada Narayanamurthy under Registered Patta No. 5 & 386 of Vellanki Village in Anandapuram Mandal, but not in the name of Endowments Department. A certified copy of Settlement Fair Adangal was also obtained from Collector office, Visakhapatnam which reveals the same as mentioned above.
8. I submit that, aggrieved by the above circumstances, the petitioner company made a written representation dated 17-09-2007 to the
For R.K. Township Promoters (P) Ltd.

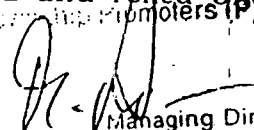
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Managing Director

Commissioner of Endowments/Respondent No.2 with a request to examine the above issue and to issue suitable instructions to the concerned Endowments Department in Visakhapatnam to issue necessary clearance for the above said lands in the above said Survey Numbers and to inform the same to the respective Registration Department, enabling the petitioner company to get the above said plots registered in favour of the interested persons. Unfortunately, there was no response from the Endowments Department to the above said Representation.

9. I submit that, the petitioner company has made several attempts requesting the endowments department to issue necessary clearance for the above said Survey Numbers by examining the revenue records and release them from prohibition list under Sec.22A(1)(c). But in spite of several requests made by the petitioner company, there was no response from the Endowments Department. Aggrieved by the action of the Endowments Department in not responding to the written representation made by the petitioner company, the Petitioner company again made a Written Representation dated 27-08-2018 to The Assistant Commissioner, Endowments Department, Visakhapatnam i.e Respondent No. 3 herein, enclosing all relevant revenue records pertaining to the Survey numbers 243/6 and 243/7 for their perusal, requesting them to examine all revenue records and remove Ac.3.80 cents in S.No. 243/6 and S.No. 243/7 of Vellanki Village from the Prohibitor List of Sec.22A(1)(c) of Registration Act. In spite of the above said representations there has been no response from the Endowments Department since then.
10. I submit that, in those circumstances, the petitioner filed the Writ Petition before this Hon'ble Court vide **WP No. 5899 of 2021** and relied on

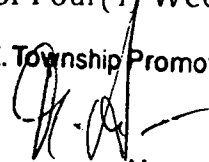
For R.K. Jayaram Promoters (P) Ltd.


Managing Director

Vinjamuri Rajagopala Chary Vs. Revenue Department 2 ALD 236 (FB), the full Bench of the erstwhile Hon'ble High court of Andhra Pradesh issued guidelines and directions to the respective departments, and specifically directed the endowments Department to consider the Representation or a request made by the aggrieved persons in proper perspective and pass appropriate order within six (6) weeks from the date of receipt of the application cum Representation and further directed them to make the respective order copy available to the concerned party.

11. It is submitted that, in WP No. 5899 of 2021, the Respondent No.2 filed Written Instructions through Learned Government Pleader and requested this Hon'ble Court to grant Four (4) Weeks' time to complete survey and verification of revenue records. Upon considering the said submissions, this Hon'ble Court passed an Order dated 23-03-2021 directing the Respondents No. 2 to 4 to complete the entire exercise within a period of 4 weeks from the date of receipt of the Order.
12. I submit that, the Respondents have committed willful disobedience of the order dated 23-03-2021 passed by this Hon'ble court in WP No. 5899 of 2021. Therefore the Respondent No.1 is the Principal Secretary Revenue (Endowments), Respondent No.2 is the Commissioner for Endowments Department for Andhra Pradesh, Respondent No.3 is the Assistant Commissioner for Endowments Department, Visakhapatnam, Respondent No.4 is Deputy Commissioner for Endowments Department, Visakhapatnam have committed contempt of court in relation to the said order dated 23-03-2021 in WP No. 5899 of 2021 by not completing the entire exercise of verification of records within a period of Four(4) Weeks

For R.K. Township Promoters (P) Ltd..



Managing Director

as directed by this Hon'ble court and therefore they are liable for contempt of courts Act 1971. A Contempt Case vide CC No. 1308 of 2022 was filed and it is pending before this Hon'ble Court.

13. It is submitted that, the Respondent No.2 herein has filed Counter Affidavit dt. 27.10.2022 in the Contempt Case vide CC No. 1308 of 2022 stating that, as follows:

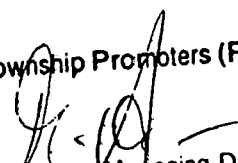
"as per the records available, the properties are absolutely belonging to subject temple. The Sy. No. 160/7 to 160/15, 243/6&7, 267/6 and 193/11 are assigned to the temple lands by the District Collector, Visakhapatnam and included in the prohibition list U/sec.22A(1) of the Registration Act,198 as per his Notification in Rc. No.3795/2007/E1, Dt.10.06.2017."

14. It is submitted that, the Respondent No.2 further submitted in the said Counter Affidavit dt. 27.10.2022 stating that as follows:

"as per Section 46(3) of the Act 30/87, it shall be presumed that all particulars entered in the register maintained under section 43 are genuine, until the contrary is established and to prove contra, the endowments tribunal is competent for modification or annulment of such entry as per Sec. 45(1) of the Act 30/87."

15. It is submitted that, the Respondent No.2 passed an Order vide Memo in Rc. No. L1/18023(39)/5/2021, dt. 29/07/2022 by rejecting the Representation of the Petitioner dt. 27.08.2018 for the deletion of land measuring Ac.3.80 cents in Sy No. 243/6,7 of Vellanki (V) from the Prohibition List U/sec. 22A(1)(c) of the Registration Act, 1908.

For R.K. Township Promoters (P) Ltd.


Managing Director

16. It is submitted that, the Respondent No.2 in his Order vide Memo in Rc. No. L1/18023(39)/5/2021, dt. 29/07/2022 stated that as follows:

"In the reference 3rd cited, the District Endowments Officer, Endowments Department, Visakhapatnam reported that M/s. R.K Township Promoters Pvt Ltd., represented by its M.D, M.M Kondaiah made a representation on 27.08.2018 to the Assistant Commissioner, Endowments Department, Visakhapatnam for deletion of land measuring Ac.3-80 cts in Sy. No.243/6,7 of Vellanki (V), Anandapuram (M) from the list furnished U/s.22A(1)(C) of the Registration Act, 1908.

Further, she reported that Sri Anantha Padmanabha Swamy Temple, Padmanabham (V) is endowed with an extent of land measuring Ac.8-98 cts at Vellanki (V), Anandapuram (M), Visakhapatnam District. As per the property register prepared U/s.38 of the Act 1926, the subject temple is having ac.8-98 cts in Vellanki (V) without mentioning the survey numbers.

As matter stood thus, the District Collector, Visakhapatnam vide Notification in Rc. No.3795/2007/E1, Dt.10.06.2017 has furnished the list of properties belonging to Sri Anantha Padmanabha Swamy Temple, Padmanabham situated at Vellanki (V) U/s.22A(1)(C) of the Registration Act, 1908 to the Registration Department as follows:

Sl.No.	Sy.No.	Sub-Division	Extent Ac.cts
1.	160	7 to 15	3-62
2.	243	6,7	3-80
3.	267	6	1-20
4.	193	11	0-36
Total			8-98

As per the records available, the above properties absolutely belong to subject temple. The above survey numbers are assigned to the temple lands by the District Collector, Visakhapatnam and

For R.K. Township Promoters (P) Ltd.

Managing Director

included in the prohibition list U/s.22A(i) of the Registration Act, 1908 as per his Notification in Rc.No.3795/2007/E1, Dt.10.06.2017.


Further, the land measuring Ac.8-98 cts of Vellanki (V) is entered in the property Register of the temple prepared U/s.38 of the old Act 1926 and approved vide Boards order No.1016 of Madras Hindu Religious Endowments Act, 1926 and the same property was also entered in the approved property register prepared U/s. 43 of the Act 30/87 of the subject temple."

17. It is submitted that, it is pertinent to observe that, the Property Register dt. 07.04.2018 states that as follows:

"In the old property register the lands situated in Vellanki village of Anandapuram Mandal no survey nos. are registered. And the particulars of the lands were not shown in Revenue Records, Adangal and 1B. So, actually the location of the land in the village is not identified. After obtaining and examining the all-revenue records, SFA, IFR, Inam B Register from the Revenue Department, further report of the lands will be submitted pertaining to the said lands of the said temple."

18. It is submitted that, as per the above statement in the Endowments Property Register dt. 07.04.2018, it is clearly evident that, even the endowment officials do not have clarity regarding the exact location of the alleged endowment land in the said village. It is pertinent to observe that, the Property Register dt. 07.04.2018 does not disclose the exact survey numbers of the location of the endowments land in the Vellanki village and yet the Respondent No.3 i.e. Asst. Commissioner, Endowments has issued Registration Certificate dt. 07.04.2018 to the Executive Officer of Sri Anantha Padmanabha Swamy vari devastanam, Padmanaabham (V&M) I.e Respondent No.10. It is pertinent to observe

for R.K. Township Promoters (P) Ltd.


Managing Director

that the Respondent No.10 Temple submitted an Application before the Endowments Department seeking Registration on 09.03.2018.

19. It is submitted that, it is pertinent to observe that, the Endowments Department entered the claim of the Temple Authority in Endowments Property Register and issued Registration Certificate on 07.04.2018 on the basis of the Application dt. 09.03.2018 made by the Executive Officer of Sri Anantha Padmanabha Swamy vari devastanam, Padmanaabham (V&M). But the record shows that the Learned District Collector, Visakhapatnam issued Notification vide Rc.No.3795/2007/E1 dt. 10.06.2017 to include the land of the Petitioner company in the Prohibition List U/s. 22A (1) of the Registration Act, 1908 on 10.06.2017 i.e one (1) year prior to the entering the claim of the Temple in the Endowments Property Register. It is clearly evident that The District Collector who is supposed to act and issue Notification for inclusion of the lands in the Prohibition List based on the details of the Endowments Property Register has issued Notification without any basis.

20. We humbly submit that, the Government has notified through **GO Ms No. 863 Revenue (Reg.I) Department Dt. 20.06.2007** bringing the Registration (AP Amendment) Act 2007 into force from 20.06.2007. The amendment relates to Sec. 22-A which prohibits registration of certain documents. In pursuance of the Government notification of the Act No. 19 of 2007, the following **Guidelines and Directions** are issued to all concerned to implement the provisions of the Act:

Guideline No.3 is pertaining to the Endowments Properties.

For R.K. Township Promoters (P) Ltd.



Managing Director


3) S.22-A(1)(c) : For the purposes of Section 22-A (1)(c) the lists of properties owned by religious and charitable endowments falling under the purview of the A.P. Charitable and Hindu Religious Institutions and Endowments Act, 1987 or under the Wakf Act, 1985 to the Registering Officers having jurisdiction over such property and also the District Registrar, Deputy Inspector General (R&S) concerned and Commissioner & Inspector General of Registration and Stamps in the proforma appended in Annexure-III. The list must be signed by Commissioner, Endowments or Secretary, Wakf Board, as the case may be.

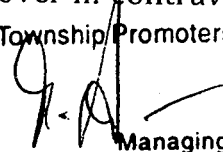
All authorizations by the persons statutorily empowered to alienate these properties shall be accompanied by notification issued by the concerned Administrative Department in Government and the signature attested by the concerned Head of the Department.

Any deletions or modifications to these lists should be sent to Commissioner and Inspector General of Registration and Stamps, who in turn will furnish the same to the concerned Registering Officers having jurisdiction over such property, for necessary action.

21. It is submitted that, as per Sec. 43 of the Andhra Pradesh Charitable and Hindu Religious Institutions & Endowments Act, 1987, the Temple or such Religious institution is supposed to make an application to Asst. Commissioner of Endowments within whose sub-division such endowment is situated within Ninety (90) Days from the commencement of the Act, 1987 for Registration of such Endowment. But it is pertinent to observe that, the Respondent No.10 i.e the Temple made an application seeking Registration of it's alleged Endowment on 09.03.2018 i.e after almost 30 years of the commencement of the Act, 1987 and the Endowments Department acted on that application and issued Registration certificate, which is nothing but an arbitrary exercise of the power which is purely illegal and in total contravention of the provisions of the Andhra Pradesh Charitable and Hindu Religious Institutions & Endowments Act, 1987.

For R.K. Township Promoters (P) Ltd.


Managing Director

22. It is further humbly submitted that, the impugned action of the Endowments Department is purely illegal, arbitrary and in total contravention of the Provisions of the Andhra Pradesh Charitable and Hindu Religious Institutions & Endowments Act, 1987.
23. It is submitted that, The revenue records of the above said subject lands i.e S.No. 243/6 and S.No. 243/7 of Vellanki Village are reconfirmed as Zeroyithi Dry Lands and stands Registered in the name of Akkarabyana Thotayya, Kotyada China Ramana and Kotyada Narayanamurthy under Registered Patta No. 5 & 386 of Vellanki Village in Anandapuram Mandal, but not in the name of Endowments Department. A certified copy of Settlement Fair Adangal was also obtained from Collector office, Visakhapatnam which reveals the same as mentioned above. The property of the Petitioner company is purely a private property and does not belong to Endowments. All the Revenue Records are indicating that the said land is a private property. But the Respondent No.10 claiming it as endowments and the Endowments Department included the property of the petitioner company in the Endowments Property List and the District Collector issued Notification to that effect for inclusion of the property of the Petitioner company in Prohibition List which is without any basis and an arbitrary exercise of power and violative of the principles of Natural Justice and in contravention of the relevant provisions of law.
24. In view of the above facts and circumstances, the impugned Order passed by the Respondent No.2 vide Memo in Rc. No. L1/18023(39)/5/2021, dt. 29/07/2022 is totally illegal, arbitrary and violative of Principles of Natural Justice and moreover in contravention of the provisions of the Andhra Pradesh Charitable and Hindu Religious Institutions & Endowments Act, 1987.
- For R.K. Township Promoters (P) Ltd.
- 
Managing Director

of the Provisions of the Andhra Pradesh Charitable and Hindu Religious Institutions & Endowments Act. 1987.

25. In the circumstances stated above, the petitioner has no efficacious alternative remedy, except to seek the redressal before this Hon'ble Court seeking the indulgence of this Hon'ble Court to exercise the extraordinary original jurisdiction vested in this Hon'ble Court by virtue of Article 226 of the Constitution of India.

Prayer:

It is therefore prayed that this Hon'ble Court may be pleased to issue a Writ, Order or direction, more particularly one in the nature of Mandamus declaring the impugned Order passed by Respondent No.2 vide Memo in Rc. No. L1/18023(39)/5/2021, dt. 29/07/2022 by rejecting the Representation of the Petitioner dt. 27.08.2018 for the deletion of land measuring Ac.3.80 cents in Sy No. 243/6,7 of Vellanki (V) from the Prohibition List U/sec. 22A(1)(c) of the Registration Act, 1908, as being illegal, arbitrary and unconstitutional and consequently direct Respondent No. 2 and 3 to exclude the property of the petitioner from the Endowments Property Register and to issue necessary instructions to remove the properties of the petitioner from the Prohibition List, and pass such other order or orders, which may deem fit and proper in the circumstances of the case.

For R.K. Township Promoters (P) Ltd.


DEPONENT Managing Director

Sworn and signed on this
the day of February 2025
before me at Visakhapatnam

Advocate:

VERIFICATION

I, M. Gowri Amarnath, S/o M. M. Kondaiah, Aged about: 39 years; R/o. H.No. C-12, Panchavati Township, Akkireddipalem, B H P V (post), Visakhapatnam, do hereby declare that the above-mentioned facts in paras are true to the best of my knowledge, belief and information. Hence, verified on this the day of February, 2025 at Amaravathi.

For R.K. Township Promoters (P) Ltd.

DEPONENT
Managing Director

Counsel for the Petitioner

For R.K. Township Promoters (P) Ltd.

Managing Director

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Office of the Commissioner,
Endowments Department,
A.P., Vijayawada.

Memo.in.Rc.No.L1/18023(39)/5/2021,Dt:29/07/2022.

Sub: Endowments Department – Estates Wing – Sri Anantha Padmanabha Swamy Temple, Padmanabham (V), Visakhapatnam District – Representation of M/s.R.K. Township Promoters Pvt.Ltd. for deletion of land measuring Ac.3-80 cts in Sy.No.243/6,7 of Vellanki (V), Anandapuram (M) from the list furnished U/s.22A(1) (C) of the Registration Act, 1908- Examined – Rejected Orders issued - Reg.

- Ref:** 1.Orders Dt.23-3-2021 in W.P.No.5899/2021 of the Hon'ble High Court of A.P., Amaravathi.
2. This Office Memo.in.Rc.No.L1/18026(39)/5/2021, Dt.21.12.2021 and 05.04.2022.
3. Rc.No.A1/1469/2021 Adm., Dt.14.07.2022 from the District Endowments Officer, Endowments Department, Visakhapatnam.

M/s. R.K. Township Promoters Pvt.Ltd., represented by its M.D., M.M. Kondaiah filed a Writ of Mandamus in W.P. No.5899/2021 on the file of Hon'ble High Court of A.P., Amaravathi in not considering his representation Dt.27.08.2018 to exclude the properties of the petitioner of Ac.3-80 cts in Sy.No.243/6,7 of Vellanki (V), Anandapuram (M) from the list furnished U/s.22A(1)(C) of the Registration Act, 1908 and direct the respondents 2 and 3 i.e. Spl. Commissioner of Endowments and the Assistant Commissioner, Visakhapatnam.

The matter was referred to Assistant Commissioner, Visakhapatnam vide reference 2nd cited for her detailed report.

In the reference 3rd cited, the District Endowments Officer, Endowments Department, Visakhapatnam reported that M/s. .K. Township Promoters Pvt.Ltd.,

represented by its M.D., M.M. Kondaiah made a representation on 27.08.2018 to the Assistant Commissioner, Endowments Department, Visakhapatnam for deletion of land measuring Ac.3-80 cts in Sy.No.243/6,7 of Vellanki (V), Anandapuram (M) from the list furnished U/s.22A(1)(C) of the Registration Act, 1908.

Further, she reported that Sri Anantha Padmanabha Swamy Temple, Padmanabam (V) is endowed with an extent of land measuring Ac.8-98 cts at Vellanki (V), Anandapuram (M), Visakhapatnam District. As per the property register prepared U/s.38 of the Act 1926, the subject temple is having ac.8-98 cts in Vellanki (V) without mentioning the survey numbers. The same was approved vide Board order. No.1016. Further, the property was also entered in the property register prepared U/s.43 of the Act,30/87 without mentioning the survey numbers.

As matter stood thus, the District Collector, Visakhapatnam vide Notification in Rc.No.3795/2007/E1, Dt.10.06.2017 has furnished the list of properties belonging to Sri Anantha Padmanaba Swamy Temple, Padmanabham situated at Vellanki (V) U/s.22A(1) (c) of the Registration Act,1908 to the Registration Department as follows:

Sl.No.	Sy.No.	Sub-Division	Extent
			Ac.cts
1.	160	7 to 15	3-62
2.	243	6,7	3-80
3.	267	6	1-20
4.	193	11	0-36
		Total	8-98

As per the records available, the above properties absolutely belong to subject temple. The above survey numbers are assigned to the temple lands by the District Collector, Visakhapatnam and included in the prohibition list U/sec.22A(1) of the Registration Act,1908 as per his Notification in Rc.No.3795/2007/E1, Dt.10.06.2017.

Further, the land measuring Ac.8-98 cts of Vellanki (V) is entered in the property Register of the temple prepared U/s.38 of the old Act 1926 and approved vide Boards order No.1016 of Madras Hindu Religious Endowments Act,1926 and the same property was also entered in the approved property register prepared U/s. 43 of the Act 30/87 of the subject temple.

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As per Section 46(3) of the Act 30/87, it shall be presumed that all particulars entered in the register maintained Under Section 43 are genuine, until the contrary is established and to prove contra, the Endowments Tribunal is competent for modification or annulment of such entry as per Section 45(1) of the Act 30/87.

In view of the above facts and circumstances, the representation Dt.27.08.2018 of M/s.R.K.Promoters Pvt. Ltd for deletion of land measuring Ac.3-80 cts in Sy.No.243/6,7 of Vellanki (V) from the prohibition list U/sec.22A(1)(c) of the Registration Act,1908 is hereby rejected with a liberty to the petitioner to approach the competent authority/Tribunal for redressal.

Hari Jawaharlal M I A S
Commissioner

To:

1. M/s. R.K. Township Promoters Pvt.Ltd., represented by its M.D., M.M. Kondaiah, 47-10-32, Guthikonda Mansion, Dwaraka Nagar, Visakhapatnam(through Sl.No.2).
2. The District Endowments Officer, Endowments Department, Visakhapatnam with a request to serve the copy of this order to the applicants and obtain their dated acknowledgement and send the same to this office for record.
3. Extra.

igned by Hari Jawaharlal

I A S

te: 29-07-2022 15:17:54

Approved

REGISTER OF PROPERTIES UNDER SEC. 38 OF THE MADRAS
HINDU RELIGIOUS ENDOWMENTS ACT, 1923.

(Page II of 27)

Name of the Temple *Parmanabha Swamy and
Narayana Swamy Temples*

In the village of *Parmanabham*

Taluk *Chinnipattur*

District *Tiruvannamalai*

CEMENT No. 3

Name of the Talu in which the Temple is situated. Name of the Talu of the Estate in which the Endowment lands are situated. Name of the village in which the Endowment lands are situated. Luam or Jerojili.

Extent.	Area.	EXTENT.		Total.	Cement.	Total.
		DRY.	WET.			
5 20	17	10 2	10 2	20 4	2 4	22 8
5 20	17	10 2	10 2	20 4	2 4	22 8
178 43	57	178 43	57	335 86	33 8	369 74
9 92	25	9 92	25	12 42	1 18	13 60
326 61	759	326 61	759	1086 12	108 6	1194 18
74 54	303	74 54	303	377 8	37 8	415 6
126 29	621	126 29	621	747 58	74 6	822 14
8 90	70	8 90	70	78 8	7 8	86 6
1 50	10	1 50	10	11 8	1 1	12 9
52 2	11	52 2	11	63 3	6 3	69 6
31 30	5	31 30	5	36 3	3 6	40 9
893 72	2592	893 72	2592	1152 44	115 4	1267 48

On account of the...
in charge.

Signature

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Translated copy

REGISTER OF PROPERTIES UNDER SEC. 38 OF THE MADRAS
HINDU RELIGIOUS ENDOWMENTS ACT, 1926

(ACT II OF 27)

Name Of The Temple	:	Anantha Padamabha Swamy and Narayana Swamy vari Temples
In the village of	:	Padmanabham
Taluk	:	Bhimilipatnam
District	:	Vizagapatam

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STATEMENT NO.3

				Extent							
Name of the Taluk in which the Temple is situated	Name of the taluk of the estate in which the Endowment lands are situated	Name of the village in which the endowment lands are situated	Inam or Jeroyiti	Dry		Wet		Total			Total
				Extent	Assessment	Extent	Assessment	Extent	Assessme nt		
Bheemunipatnam Taluk	Beehmunipatnam	Kapuluppada	Jeroyathi			0.7	10.8	0.7		8.1	11
		Nidigattu		5.2	34	0.84	6.5	6.29		214.5	58
		Gambheeram		1.56	3.14			1.56		3.4	4
		Gangavari Agraharam		178.43	571			178.63		307.11	601
		Maddi				0.8	14	0.8		9.1	14
				9.92	35.6	1.98	31	11.9		393	70.6
		Muchcherla		326.61	759.69	172.98	1697.13	499.29		133.9	2589.7
		Kusuluvada				3.53	29.8	3.53		21.9	41.9
		Padmanabham		24.54	302.79	10.02	193.99	84.56		239.6	520.11
		Krishnapuram		126.69	621.11	298.1	4123.15	494.79		2534.1	4998.14
		Vellanki		8.98	73.6	—	—	8.98	73.6	314.4	76.14
		Vizianagaram	Seetharamarajup eta	1.59	7.26	7.42	137	11.01		713.11	85.6
		Goripeta		58.9	118	5.31	977	1096.3		293.1	155.6
		Vendram		31.3	58	24.12	143	55.42		104.7	213.2
		Alugubilli				3	27	2		7.6	28.3
				773.72	2584.19	528.1	7379.57	2455.06	73.6	5289.52	9456.29

Sd/-xxxxxxxxxxxx

Sd/-xxxxxxxxxxxx

Sd/-xxxxxxxxxxxx

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ఆంధ్రప్రదేశ్ ప్రభుత్వము

దేవాదాయ ధర్మాదాయ శాఖ

హిందు మత దేవాదాయ ధర్మాదాయ చట్టము 30/1987

శ్రీ అనంతపద్మనాభస్వామివారి దేవస్థానం, పద్మనాభం గ్రామం, విశాఖపట్నం జిల్లా.

సెక్షన్ 43 రిజిస్టరు

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మండలం పేరు: ఆనందపురం

గ్రామం పేరు : పెల్లంకి

విశాఖపట్నం జిల్లా

క్ర. సం.	వాణిజ్య గ్రామం పేరు	లైటింగ్ డిడి (లేక) ప్యాన్ వెం.	సెక్స్ వెం	విస్తీర్ణం ఎ.సెంటు	మొత్తం లెక మాది	ఇంజనీరింగ్ వెం	మునిసిపాలిటీ ఎం.ఎ.సి (మొత్తం) రూ. ఫి.	రాష్ట్ర రూపమున మున్సిపాలిటీ అధికారి బిల్లులు కేటాయింపు రూ. ఫి.	సరదు రూపమున మున్సిపాలిటీ అధికారి బిల్లులు రూ. ఫి.	రిమార్కులు
1	2	3	4	5	6	7	8	9	10	11
1	పెల్లంకి	-	-	8.98	రాష్ట్ర	-	4000000	-	-	అక్షయం- కొలు గుర్తులు లేదు
	మొత్తము	-	-	8.98	-	-	-	-	-	-

1. విశాఖపట్నం జిల్లాలో ఆనందపురం మండలమునకు చెందిన పెల్లంకి గ్రామములో ఉన్న భూములు సర్వేయింగ్ కోసమైనా కాబడి యిందులేదు. మరియు నెరకు భూములు వివరములు తెలియజేయుటకు మరియు 12లో చూపబడియుండలేదు. కావున వాస్తవముగా ఆ భూముల గ్రామంలో ఉన్నది ఉన్నదో గుర్తించబడి యుండలేదు. నెరకు గ్రామములో పూర్తి తెలియజేయబడినది కాదు. ఎం.ఎ.సి.లో, వాచ్-ఎ-రిజిస్ట్రేషన్ లు తెలియజేయబడినా నుండి పొంది పూర్తి పరిశీలన జరిపిన తరువాత ఆ గ్రామములో ఈ వివరమునకు గల భూముల వివరములు తరువాతి పేజీలో చూపబడెను.

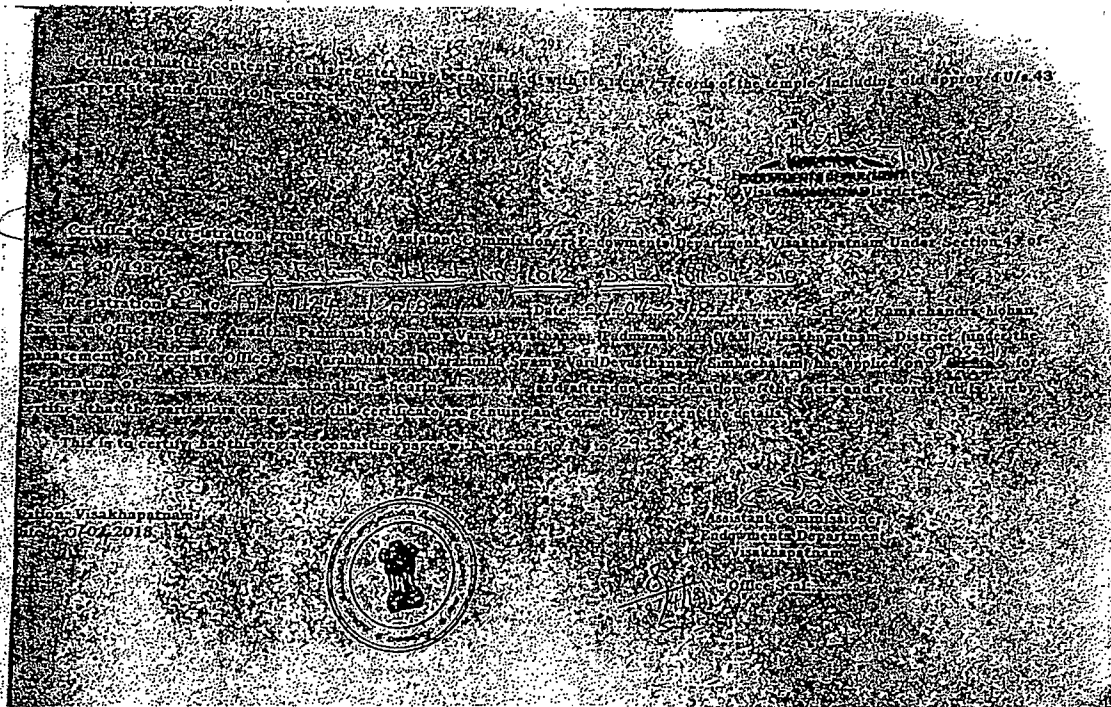
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ఆనందపురం
పెల్లంకి

గ్రామం
సర్పంచి/అధికారి

కార్యనిర్వహణాధికారి

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GOVERNMENT OF ANDHRA PRADESH

ENDOWMENTS DEPARTMENT

HINDU RELIGIOUS ENDOWMENTS ACT 30/87

Sri Anantha Padmanabha Swamy vari Devasthanam, Padmanabham Village, Visakhapatnam District

SECTION 43 REGISTER

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TRANSLATED COPY

Mandal: Anandapuram

Village: Vellanki

Visakhapatnam District

Sl. No.		Name of the village where land situated	Title Deed (or) Patta No.	Survey No.	Extent	Dry or Wet	Inam or patta	Approximate Value per acre	Sist in the form of Produce	Annual income in cash	Remarks
					Ac. Cts			Rs. Ps.	Bags/ Kgs	Rs. Ps.	
1		2	3	4	5	6	7	8	9	10	11
3026	1	Vellanki	--	--	8.98	Dry	--	4000000	--	--	Encroachment no valid lease
		Total			8.98						

In the old property register the lands situated in Vellanki Village of Anandapuram Mandal no survey nos. are registered. And the particulars of the lands were not shown in Revenue Records, Adangal and 1B. So, actually the location of the land in the village is not identified. After obtaining and examining the all revenue records, SFA, IFR, Inam B Register from the Revenue Department further report of the lands will be submitted.

Sd/- xxxxxxxx
Inspector

Sd/- xxxxxxxx
Assistant Commissioner

Sd/- xxxxxxxx
Executive Officer

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Translated copy

Certified that the contents of this register have been verified with the facts/ records of the temple including old approved U/s. 43 Property Register and found to be correct.

Sd/-xxxxx
Inspector
Endowments Department
Visakhapatnam District

Certificate of registration granted by the Assistant Commissioner, Endowments Department, Visakhapatnam under Section 43 of the Act 30/1987.

Registration Certificate No.1012

Dated : 07-04-2018

Registration R.Dis.No.A1/1124/2018 date: 07.04.2018 Sri K. Ramachandra Mohan, Executive Officer of Sri Anantha Padmanabha Swamy vari Devasthanam, Padmanabham (V&M), Visakhapatnam District (under the management of Executive Officer, Sri Varahalakshmi Narasimha Swamy vari Devasthanam, Simhachalam) has applied on 09.03.2018 for Registration of _____ and after hearing _____ and after due consideration of the facts and records. It is hereby certified that the particulars enclosed to this certificate are genuine and correctly represent the details.

This is to certify that this register consisting pages with a serial No.1 to 293

Station: Visakhapatnam
Date: 07.04.2018

Seal

Sd/-xxxxxxxx
Assistant Commissioner
Endowments Department
Visakhapatnam

Office Seal: _____

Sd/-xxxxxxxx
Superintendent

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Office of the Executive Officer
Sri Anantha Padmanabha Swamy Temple
Padmanabham, Visakhapatnam Dist.

Rc. No. Nil/2022 dt: 22.03.2022

To
The Tahsildar,
Anandapuram Mandal,
Visakhapatnam District.

Sir,

Sub: Endowments Department - Sri Anantha Padmanabha Swamy Temple, Padmanabham, Visakhapatnam Dist. - Temple lands in Sy. No.160/7 to 15 an extent of Ac 3.62 cts, Sy. No.243/6, 7 to an extent of Ac. 3.80, Sy No.267/6 to an extent of Ac. 1.20 cts and Sy. No.193/11 to an extent of Ac. 0.36 cts - Survey & Fixing of Boundaries Requested - Reg.

I submit that Sri Anantha Padmanabha Swamy Temple, Padmanabham, Visakhapatnam Dist is a public religious temple under control of the Endowments Department. As per the Endowments records the temple has landed properties to an extent of Ac. 3.62 cts in Sy. No. 160/7 to 15, Ac. 3.80 cts in Sy. No.243/6, 7, Ac. 1.20 cts in Sy. No.267/6, Ac. 0.36 cts in Sy. No.193/11 of Vellanki Village. Some 3rd parties are claiming the same. The Hon'ble High Court in W.P.No. 5899/2021 passed in order to complete the survey within four weeks and to take necessary action on the objections raised by the 3rd parties.

In view of the orders of the Hon'ble High Court it is necessary to immediately survey and fix the boundaries of the temple land in Survey No.160/7 to 15, Sy. No.243/6, 7, Sy. No.267/6 and Sy. No.193/11. I will pay the necessary survey charges as and when requested.

RECEIVED COPY

B. Tejaswini J.A
J/o. TAHSILDAR 25/3/22
ANANDAPURAM

Yours faithfully,

[Signature]
EXECUTIVE OFFICER

Sri Anantapadmanabha Swamy Devasthanam
Endowments Department
Padmanabham Visakhapatnam

Copy submitted to the Deputy Commissioner, Visakhapatnam for favour of information.
Copy submitted to the Assistant Commissioner, Endowments Department, Visakhapatnam for favour of information.
Copy to the Inspector, Endowments Department, Visakhapatnam.

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Office of the Executive Officer
Sri Anantha Padmanabha Swamy Temple
Padmanabham, Visakhapatnam Dist.

Re. No.Nil/2022 dt: 22.03.2022

To
The Assistant Director of Survey & Lands,
Visakhapatnam.

Sir,

Sub: Endowments Department - Sri Anantha Padmanabha Swamy Temple, Padmanabham, Visakhapatnam Dist. - Temple lands in Sy. No.160/7 to 15 an extent of Ac 3.62 cts, Sy. No.243/6, 7 to an extent of Ac. 3.80, Sy No.267/6 to an extent of Ac. 1.20 cts and Sy. No.193/11 to an extent of Ac. 0.36 cts - Survey & Fixing of Boundaries Requested - Reg.

I submit that Sri Anantha Padmanabha Swamy Temple, Padmanabham, Visakhapatnam Dist is a public religious temple under control of the Endowments Department. As per the Endowments records the temple has landed properties to an extent of Ac. 3.62 cts in Sy. No. 160/7 to 15, Ac. 3.80 cts in Sy. No.243/6, 7, Ac. 1.20 cts in Sy. No.267/6, Ac. 0.36 cts in Sy. No.193/11 of Vellanki Village. Some 3rd parties are claiming the same. The Hon'ble High Court in W.P.No. 5899/2021 passed in order to complete the survey within four weeks and to take necessary action on the objections raised by the 3rd parties.

In view of the orders of the Hon'ble High Court it is necessary to immediately survey and fix the boundaries of the temple land in Survey No.160/7 to 15, Sy. No.243/6, 7, Sy. No.267/6 and Sy. No.193/11. I will pay the necessary survey charges as and when requested.

Yours faithfully,

[Signature]
EXECUTIVE OFFICER
Sri Anantapadmanabha Swamy Devasthanam
Endowments Department,
Padmanabham Visakhapatnam

o/c

Copy submitted to the Deputy Commissioner, Visakhapatnam for favour of information.
Copy submitted to the Assistant Commissioner, Endowments Department, Visakhapatnam for favour of information.
Copy to the Inspector, Endowments Department, Visakhapatnam.

24/03/2022

**GOVERNMENT OF ANDHRA PRADESH
ENDOWMENTS DEPARTMENT**

From:
P. Arjuna Rao, I.A.S.,
Special Commissioner,
Endowments Department,
A.P., Vijayawada.

To:
The Learned Government Pleader for
Endowments,
Government of Andhra Pradesh,
High Court at Amaravati.

Lr.No.L1/18023(39)/5/2021, dated 18.03.2021

Madam,

Sub: Endowments Department – Estates Wing – Visakhapatnam District –
W.P.No.5899/2021 on the file of Hon'ble High Court filed by
R.K.Township Promoters (P) Ltd., Visakhapatnam – Instructions
submitted - Regarding.

- Ref:1) Lr.W.P.No.5899/2021/End/High Court, dated 16.03.2021 from the
Learned Government Pleader for Endowments.
2) This office memo Lr.No.L1/18023(39)/5/2021, dated 18.03.2021
issued to the Assistant Commissioner, Endowments Department,
Visakhapatnam.
3) Rc.No.A1/1447/2021, dated 18.03.2021 from the Assistant
Commissioner, Endowments Department, Visakhapatnam and its
enclosures.

*** **

It is submitted that R.K.Township Promoters (P) Ltd., Visakhapatnam has
filed W.P.No.5899/2021 to declare the action of the 2nd & 3rd respondents i.e.,
the Special Commissioner for Endowments and the Assistant Commissioner,
Endowments Department, Visakhapatnam respectively in not considering the
representation of the petitioners to exclude the properties of the petitioner of
Ac.3.80 Cts. in Sy.No.243/6 & 243/7 of Vellanki, Anandapuram (M),
Visakhapatnam District from Endowments properties and issue a letter to the
Registration Department to the same effect for being illegal, arbitrary and
unconstitutional and consequently direct 2nd & 3rd respondents to forthwith
decide on the representation of the petitioners dated 27.08.2018 and in the
reference 1st cited, the Learned Government Pleader for Endowments has
informed that the above matter came up for hearing before the Hon'ble High
Court on 16.03.2021 wherein the Hon'ble High Court was pleased to adjourn
the matter to 23.03.2021 for getting instructions and requested the
respondents 1 to 4 to send instructions within stipulated time.

The Assistant Commissioner, Endowments Department, Visakhapatnam
who is 3rd respondent who has been instructed to submit urgent report in the
above matter, has submitted her report in the reference 3rd cited as follows:

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- That the petitioner has made written representation to her office on 27.08.2018 seeking to remove the land to an extent of Ac.3-80 cents in Sy.Nos.243/6 and 243/7 of Vellanki Village, Anandapuram Mandalam from the list of 22-A.
 - That she has gone through the record available in her office. As per the register under Section 22-A(1)(c) of the Registration Act, the said lands were entered as belonging to Sri Anantha Padmanabha Swamy Temple, Padmanabham (V&M). On verification of the register under Section 43 of the A.P. Charitable and Hindu Religious Institutions & Endowments Act, 1987, the name was not found place, however, the total extent of Ac.8-98 cents were reflected in Vellanki village and under the table, it is mentioned that the said lands were not entered in the respective survey numbers of Vellanki village, due to which could not be identified and that after getting the survey and verification of revenue records, the necessary entries are to be made in respect of the lands of the subject temple.

The Assistant Commissioner, Endowments Department, Visakhapatnam has further reported that she has to verify the revenue records and if necessary get it surveyed for identification of the temple lands, which may take more time, as such she need (4) weeks time to complete the process. In the meanwhile, she has also directed the concerned Executive Officer and Inspector to submit their detailed reports and after getting those reports, and after collecting the necessary revenue records and getting the survey, necessary steps would be taken in the matter, which needs (4) weeks time.

In view of the above, it is requested to seek (4) weeks time from the Hon'ble High Court to complete the process and take necessary steps in the matter, in the interest of the institution and to protect the valuable property of the institution.

Encl: Copy of reference
3rd cited.

Yours faithfully,


Additional Commissioner

2

HON'BLE SRI JUSTICE D.V.S.S.SOMAYAJULU

WRIT PETITION No.5899 OF 2021

ORDER:

Heard learned Counsel for the petitioner and the learned Assistant Government Pleader for Endowments.

The grievance of the petitioner is that his representation has not been disposed of with regard to his claim that the lands have been wrongfully included under the prohibited properties list under Section 22-A of the Registration Act, 1908.

In reply to a question from this Court, the learned Counsel relied upon the full Bench Decision in ***Vinjamuri Rajagopala Chary Vs. Revenue Department***¹, wherein he pointed out that a specific direction was mentioned in paragraph 158, leaving it open to the parties in such cases to make an application to the concerned authorities to delete or modify the entries in the prohibited properties list under Section 22-A of the Registration Act.

After perusing the same, this Court is of the opinion that the petitioner had acted in line with the judgment and the directions of the Full Bench.

The instructions filed by the learned Government Pleader also show that they need time for verifying the records before coming to a final conclusion.

¹ 2016 2 ALD 236

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In that view of the matter since the respondent seeks time to verify the revenue and other records before coming to a final conclusion, this Court is of the opinion that the interest of justice would be served if the respondent Nos. 2 to 4 are directed to complete the entire exercise within a period of four weeks from the date of receipt of a copy of this order. This period of four weeks is fixed since the Assistant Commissioner stated in the instructions that this time is necessary for verification of the records.

With the above direction, the Writ Petition is disposed of. There shall be no order as to costs.

Consequently, miscellaneous applications, pending if any, shall stand closed.

D.V.S.S.SOMAYAJULU, J

Date:23.03.2021.

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HON'BLE SRI JUSTICE D.V.S.S.SOMAYAJULU

WRIT PETITION No.5899 OF 2021.

Date: 23.03.2021

Klpd.

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HIGH COURT OF ANDHRA PRADESH AT :: AMARAVATHI

C. C No. of 2021

IN

W.P.NO. 5899 OF 2021

Between:

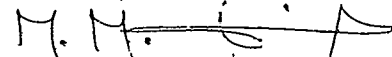
R.K Township Promoters Pvt Ltd.,
47-10-32, Guthikonda Mansion,
Dwarakanagar, Visakhapatnam,
Rep. by its Managing Director, M. M. Kondaiah

..Petitioner

AND

1. G. Vani Mohan,
Principal Secretary Revenue (Endowments)
Secretariat, Velagapudi,
Amaravathi.
2. Dr. M. Hari Jawaharlal
Commissioner for Endowments Department,
Vijayawada, A.P
3. K. Santhi
Assistant Commissioner,
Endowments Department,
Visakhapatnam.
4. V. Srinivasa Reddy
Deputy Commissioner,
Endowments Department,
Visakhapatnam.
5. Sri. Manmadha Rao,
District Registrar,
Registration and Stamps Department,
Visakhapatnam, Visakhapatnam District.
6. Sri. N. Ananda Babu,
Sub-Registrar,
Registration and stamps Department,
Anandapuram, Visakhapatnam.

For R.K. Township Promoters (P) Ltd.


Managing Director

(4)

7. Sri. S. Ravi Kumar,
Sub-Registrar,
Registration and stamps Department,
Bheemunipatnam Visakhapatnam.
8. Sri. P. Kishore,
Revenue Divisional Officer,
Visakhapatnam.
9. Sri. Venugopal,
Mandal Revenue Officer,
Anandapuram Mandal,
Visakhapatnam.

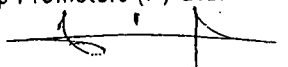
..Contemnors/Respondents

AFFIDAVIT

I, M. M. Kondaiah, S/o Late. M. Kondaiah, Aged about: 59 years; R/o. H.No. C-12, Panchavati Township, Akkireddipalem, B H P V (post), Visakhapatnam, do hereby solemnly and sincerely affirm and state as follows:

1. I submit that, I am working as the Managing Director in the petitioner company and as such I am well acquainted with the facts of the present case on the basis of documents available on the record of the petitioner company. I have been duly authorized by the Petitioner company to verify, sign and file the pleadings on its behalf vide a Board Resolution dated 29-01-2021 Passed by the Board of Directors of the Petitioner company. Hence, I am competent to swear this affidavit.
2. I submit that, the Petitioner company purchased a total extent of Ac. 3.80 cents in S.No 243/6 and 243/7 of Vellanki Village, Anandapuram Mandal, Visakhapatnam District from title owners by way of Sale Agreements with General Powers of Attorney Registered in Sub-Registrar Office, Bheemunipatnam as Doct. No. 2126/1998, Doct. No. 2340/1998, Doct. No. 2123/1998, Doct.No. 2129/1998 and Doct. No. 2144/1998 in Survey No.s 243/6 and 243/7 respectively.

For R.K. Township Promoters (P) Ltd.

M. M. 
Managing Director

3. I submit that, the Mandal Revenue Officer, Anandapuram, Visakhapatnam District issued a Certificate dated 29-12-1998 stating that, the above said scheduled lands are Zeroyithi Dry Lands as per revenue records and they are not assigned Government lands and Agricultural Land Ceiling lands. Hence, the subject properties purchased by the petitioner company are Zeroyithi Dry Lands and were issued title Pattadar Pass books to private persons with all rights including alienation as per revenue records available. Moreover the petitioner company obtained necessary Revenue records i.e., Settlement Fair Adangal (*Permanent Revenue Record*), 10(1) Account and Adangal. By the above records, it was clear that the above said lands are Zeroyithi dry lands with clear title.
4. I submit that, the above said property i.e. Ac. 3.80 cents along with other property of the Survey numbers of the same village was developed as a layout. In 2004 the petitioner company applied for the approval for layout to VUDA. VUDA approved layout vide L.P. No. 3/2004. Subsequently, the petitioner company sold the plots in the above said Survey numbers to the purchasers by several sale deeds registered in Sub Registrar office, Bheemunipatnam from the year 2004 onwards.
5. I submit that, later when the petitioner company presented the documents before Local Registration authorities for Registration of sold out plots in favour of purchasers, the Sub-Registrars of Anandapuram and Bheemunipatnam refused to register the said documents presented before them, informing the petitioner company that the Lands in S. No. 243/6 and 243/7 of Vellanki Village are Endowment Lands as per the circular received by them from Assistant Commissioner Endowments Department, Visakhapatnam, vide RC. No. A4/61/2006-2 Gnl, Dated 03-01-2006, and suggested the petitioner company to obtain necessary clearance from the Endowments Department to get the respective plots registered.

For R.K. Township Promoters (P) Ltd.

M.M. [Signature]
Managing Director

(6)

6. I submit that, the petitioner company again approached local Mandal Revenue Office to verify the position of the lands, to ensure the status of the lands as per the advise of the Registration Department. The revenue records of the above said subject lands i.e S.No. 243/6 and S.No. 243/7 of Vellanki Village are reconfirmed as Zeroyithi Dry Lands and stands Registered in the name of AkkarabyanaThotayya, Kotyada China Ramana and Kotyada Narayanamurthy under Registered Patta No. 5& 386 of Vellanki Village in AnandapuramMandal, but not in the name of Endowments Department. A certified copy of Settlement Fair Adangal was also obtained from Collector office, Visakhapatnam which reveals the same as mentioned above.
7. I submit that, aggrieved by the above circumstances, the petitioner company made a written representation dated 17-09-2007 to the Commissioner of Endowments/Respondent No.2 with a request to examine the above issue and to issue suitable instructions to the concerned Endowments Department in Visakhapatnam to issue necessary clearance for the above said lands in the above said Survey Numbers and to inform the same to the respective Registration Department, enabling the petitioner company to get the above said plots registered in favour of the interested persons. Unfortunately, there was no response from the Endowments Department to the above said Representation.
8. I submit that, the petitioner company has made several attempts requesting the endowments department to issue necessary clearance for the above said Survey Numbers by examining the revenue records and release them from prohibition list under Sec.22A(1)(c). But in spite of several requests made by the petitioner company, there was no response from the Endowments Department. Aggrieved by the action of the Endowments Department in not responding to the written representation made by the petitioner company, the Petitioner company again made a Written Representation dated 27-08-2018 to The Assistant Commissioner, Endowments Department, Visakhapatnam i.e Respondent No. 3 herein, enclosing all relevant revenue records pertaining to the Survey numbers 243/6 and 243/7 for their perusal,

For R.K. Township Promoters (P) Ltd.

H. M.

Managing Director

requesting them to examine all revenue records and remove Ac.3.80 cents in S.No. 243/6 and S.No. 243/7 of Vellanki Village from the Prohibition List of Sec.22A(1)(c) of Registration Act. In spite of the above said representations there has been no response from the Endowments Department since then.

9. I submit that, in those circumstances, the petitioner filed the above mentioned Writ Petition before this Hon'ble Court. And relied on '*Vinjamuri Rajagopala Chary Vs. Revenue Department 2 ALD 236 (FB)*', the full Bench of the erstwhile Hon'ble High court of Andhra Pradesh issued guidelines and directions to the respective departments, and specifically directed the endowments Department to consider the Representation or a request made by the aggrieved persons in proper perspective and pass appropriate order within six (6) weeks from the date of receipt of the application cum Representation and further directed them to make the respective order copy available to the concerned party.
10. The Respondent/Contemnor No.2 filed Instructions through Learned Government Pleader and requested this Hon'ble Court to grant Four(4) Weeks time to complete survey and verification of revenue records. Upon considering the said submissions, this Hon'ble Court passed an Order dated 23-03-2021 directing the Respondents No. 2 to 4 to complete the entire exercise within a period of 4 weeks from the date of receipt of the Order.
11. I submit that, the contemnors have committed willful disobedience of the order dated 23-03-2021 passed by this Hon'ble court in WP No. 5899 of 2021. Therefore the Contemnor No.1 is the Principal Secretary Revenue (Endowments), Contemnor No.2 is the Commissioner for Endowments Department for Andhra Pradesh, Contemnor No.3 is the Assistant Commissioner for Endowments Department, Visakhapatnam, Contemnor No.4 is Deputy Commissioner for Endowments Department, Visakhapatnam have committed contempt of court in relation to the said order dated 23-03-2021 in WP No. 5899 of 2021 by not completing the entire exercise of verification of records within a period of Four(4) Weeks as directed by this Hon'ble court and therefore they are liable for contempt of courts Act 1971.

For R.K. Township Promoters (P) Ltd.

M-H. [Signature]
Managing Director

(8)

12. It is humbly submitted that, In view of the above facts and circumstances, the contemnors are liable to be punished under Sec. 10 and Sec. 12 of the Contempt of Courts Act, 1971 for willfully and deliberately disobeying the order dated 23-03-2021 passed by this Hon'ble court in WP No. 5899 of 2021.

Hence it is hereby prayed that this Hon'ble Court may be pleased to punish Contemnors under Sec. 10 to 12 of Contempt of Courts Act, 1971 for willfully disobeying the order dated 23-03-2021 passed by this Hon'ble Court in WP No. 5899 of 2021, and pass such other order or orders as this Hon'ble Court may deems fit just and proper in the circumstances of the case.

For R.K. Township Promoters (P) Ltd.

M. H. [Signature]
Managing Director

Deponent

last page corrs.
Solemnly and sincerely affirm this
the day of December, 2021
and signed his name in my presence.

BEFORE ME

[Signature]
(R. Lakshmana Rao)
AP 735/1991

ADVOCATE :: VISAKHAPATNAM

VERIFICATION STATEMENT

I, M. M. Kondaiah, S/o Late. M. Kondaiah, Aged about: 59 years; R/o. H.No. C-12, Panchavati Township, Akkireddipalem, B H P V (post), Visakhapatnam, , being the petitioner/ person acquainted with the facts do hereby verify and state that the contents of the above paras of the Affidavit are true, I understood and the contents are correct to the best of my knowledge. The above contents are typed under my instructions and same are read over and explained to me in vernacular language. Hence verified at visakhapatnam on this the day of

[Signature]
Counsel for the Petitioner

For R.K. Township Promoters (P) Ltd.

M. H. [Signature]
Managing Director

Deponent

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**IN THE HON'BLE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATHI**

CC.No.1308 OF 2022

IN

W.P.NO.5899 OF 2021

RUNNING INDEX

Sl. No.	Description	Date of Paper	Date of Filing	Page Nos.
1	Counter Affidavit of 2 nd Respondent	23-10-2022	27-10-2022	1-7
2	Memo in Rc.No.L1/COE-18023(39)/5/2021	01-04-2022	--do--	8
3	Memo in Rc.No.L1/COE-18023(39)/5/2021	21-12-2021	--do--	9
4	Memo in Rc.No.L1/COE-18023(39)/5/2021	29-07-2022	--do--	10-12
5	Acknowledgement of order copy served to the petitioner	-08-2022	--dc--	13
6	Copy of register of properties U/Sec.38 of the Madras Hindu Religious Endowments Act 1926 and translation copy	--	--do--	14-17
7	Copy of property register prepared U/Sec.43 of the Act 30/1987	07-04-2018	--do--	18-23
8	Copy of Rc.No.Nil/2022 of Office of the Executive Officer, Sri Anantha Padmabha Swamy Temple, Padmanabham, Visakhapatnam addressed to the Tahasildar, Anandapuram and Assistant director of Survey of Lands, Visakhapatnam	22-03-2022	--do--	24-25
9	Copy of Annexure-III furnished by the District Collector, Visakhapatnam	10-06-2017	--do--	26

Amaravathi,
Date: 27-10-2022

P. Rajani Reddy
Govt Pleader for Endowments
(1527)
(5770)

IN THE HON'BLE HIGH COURT OF ANDHRA PRADESH AT

AMARAVATI

C.C.No.1308 of 2022

IN

W.P.NO. 5899 OF 2021

BETWEEN:

R.K.Township Promoters Pvt Ltd.,
471032-Guthikonda Mansion, Dwarakanagar,

Visakhapatnam, Rep. by its

Managing Director, M.M. Kondaiah.

... Petitioner.

AND

- 1) G.Vani Mohan,
Principal Secretary, Revenue Endowments,
Secretariat, Velagapudi, Amaravathi.
- 2) Dr.M.Hari Jawaharlal,
Commissioner for Endowments Department,
Vijayawada, A.P.
- 3) K.Santhi,
Assistant Commissioner,
Endowments Department, Visakhapatnam.
- 4) V.Srinivasa Reddy,
Deputy Commissioner,
Endowments Department, Visakhapatnam.

K. Sankararam
ATTESTOR

[Signature]
DEPONENT

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- 5) Sri Manmadha Rao,
District Registrar,
Registration and Stamps Department,
Visakhapatnam, Visakhapatnam District.
- 6) Sri N Ananda Babu,
Sub-Registrar,
Registration and stamps Department,
Anandapuram, Visakhapatnam.
- 7) Sri S.Ravi Kumar,
Sub-Registrar,
Registration and stamps Department,
Bheemunipatnam, Visakhapatnam.
- 8) Sri P.Kishore,
Revenue Divisional Officer, Visakhapatnam.
- 9) Sri Venugopal,
Mandal Revenue Officer,
Anandapuram Mandal, Visakhapatnam.

.....Respondents.

COUNTER AFFIDAVIT FILED BY 2nd RESPONDENT :-

I, Dr.M.Harijawaharlal, I.A.S., S/o. Late Rama Naik, Hindu, aged 57 years Occ: Commissioner, Endowments, A.P., Vijayawada do hereby solemnly and sincerely affirm and state on oath as follows.

- 2) I submit that I am working as Commissioner, Endowments Department, A.P., Vijayawada and I am 2nd respondent in this contempt case and as such

K. S. Bhaskar
ATTESTOR

[Signature]
DEPONENT
Commissioner,
Endowments Department,
A. Amaravathi,
Vijayawada

well acquainted with the facts of the case. I have read and understood the averments of the affidavit of the petitioner filed in support of the contempt case. I deny all material averments made therein except those that are not admitted hereunder and those that are not contrary to the records. The petitioner is put to strict proof of the same.

3) I submit that the petitioner filed this contempt case alleging that I have not obeyed the directions of Hon'ble High Court to complete the entire exercise of verification of records within stipulated period mentioned in the order made in W.P.No.5899/2021.

4) I submit that Sri Anantha Padmanabha Swamy Temple, Padmanabam (V) is a public religious institution which has been published U/s.6(b) (ii) of the A.P. Charitable and Hindu Religious Institutions and Endowments Act 30/87.

5) I submit that the institution and its properties were registered under Section 43 of the Act 30/87. According to the said property register the temple owns landed property to an extent of Ac.8-98 cts in Vellanki village, Anandapuram Mandal, Visakhapatnam District. As per the property register prepared U/s.38 of the Act 1926, the subject temple is having ac.8-98 cts in Vellanki (V) without mentioning the survey numbers along with other landed properties. The same was approved vide Board order. No.1016.

K. Sathya Kumar
ATTESTOR


DEPONENT


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6) I submit that the petitioner has filed the W.P.No.5899/2021 on the file of the Hon'ble High Court with a prayer to consider the representation Dt.27.08.2018 of M/s.R.K.Promoters Pvt. Ltd for deletion of land measuring Ac.3-80 cts in Sy.No.243/6,7 of Vellanki (V) from prohibition list furnished U/s.22 A(1)© of the Registration Act,1908. The said representation has been addressed to the Assistant Commissioner, Endowments Department, Visakhapatnam, but not to the Commissioner of Endowments. This Hon'ble Court was pleased to dispose the writ petition by order Dt.23.03.2021 with a direction to Respondents No.2 to 4 to complete the entire exercise of verification of the revenue and other records and coming to a final conclusion within (4) weeks from the date of receipt of order.

7) I submit that instructions were issued to the Assistant Commissioner, Endowments Department, Visakhapatnam to take immediate action as per the orders issued by the Hon'ble High Court in W.P.No.5899/2021 vide this office Memo.Dt.21.12.2021 and 01.04.2022. As the Commissioner, Endowments Department, A.P. is the competent authority to issue deletion/modification orders for the land notified in the prohibition list furnished U/s.22 A(1)© of the Registration Act,1908, a report has been obtained from the Assistant Commissioner, Endowments Department, Visakhapatnam.


ATTESTOR

Gazetted Officer, dt.01
(Assistant Commissioner,
Endowments Department,
A.P. Andhra Pradesh,
Gollapudi, Vijayawada.

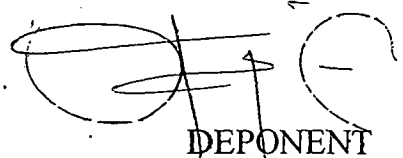

DEPONENT
Commissioner
Endowments Department,
A.P. Andhra Pradesh,
Gollapudi, Vijayawada.

8) I further submit that as per the records available, the properties are absolutely belonging to subject temple. The Sy.No.160/7 to 160/15, 243/6&7, 267/6 and 193/11 are assigned to the temple lands by the District Collector, Visakhapatnam and included in the prohibition list U/sec.22A(1) of the Registration Act,1908 as per his Notification in Rc.No.3795/2007/E1, Dt.10.06.2017.

9) I further submit that the Executive Officer of the subject temple has addressed a letter to the Tahsildar, Anandapuram vide his Rc.No.Nil/2022, Dt.22.03.2022 with a request to survey and fix the boundaries to the above temple lands immediately in view of the Hon'ble High Court orders. The same is pending.

10) I further submit that as per Section 46(3) of the Act 30/87, it shall be presumed that all particulars entered in the register maintained Under Section 43 are genuine, until the contrary is established and to prove contra, the Endowments Tribunal is competent for modification or annulment of such entry as per Section 45(1) of the Act 30/87. Therefore orders were issued vide T/o. Memo.in.Rc.No.L1/18023(39)/5/2021, Dt.29.07.2022 of this respondent rejecting the claim of the petitioner with a liberty to the petitioner to approach the competent authority/Tribunal for redressal and a copy also served to the petitioner.

K. Subrahmaniam
ATTESTOR


DEPONENT

11) I humbly submit that I never had any intention to violate or disregard to the orders of the Hon'ble High Court. I have been a law abiding citizen and have the great respect to the Constitution of India and to the Judicial Institutions and in particular high regards towards the Hon'ble High Court and orders made by it. I always upheld the Majesty and dignity of the Hon'ble High Court. I tender my unconditional apology for the delay caused in obeying the orders of this Hon'ble Court. The delay occurred is neither willful nor wanton but for the above mentioned administrative reasons. Hence, I request the Hon'ble Court to accept my apology.

12) In view of the above facts and circumstances, it is, therefore, prayed that the Hon'ble High Court may be pleased to dismiss the Contempt case in C.C.No. 1308/2022 in W.P.No.5899/2021 against 2nd Respondent and pass such other order / orders as the Hon'ble High Court may deem fit and proper in the circumstances of the case.


DEPONENT

Sworn and signed before me

on this the 23rd day of October, 2022

at Vijayawada.


ATTESTOR

Collector Superintendant
(Assistant Commissioner)
Judicial Commission
A.P. Andhra Pradesh
Vijayawada

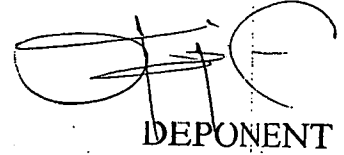
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VERIFICATION STATEMENT

I, Dr.M.Harijawaharlal, I.A.S., S/o. Late Rama Naik, Hindu, aged 57 years Occ: Commissioner, Endowments, A.P., Vijayawada, do hereby verify and state that the averments mentioned in all Paras of Counter Affidavit are true and correct to the best of my knowledge, belief and information based on available record.

Verified at Vijayawada on this the 23rd day of October, 2022.

Government Pleader for Endowments



DEPONENT

Commissioner
Endowments Department,
A.P. Amaravathi,
Gollapudi, Vijayawada

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HIGH COURT OF ANDHRA PRADESH AT AMARAVATHI

C.C.No. 1308 of 2020

In

WP No.5899 of 2021

Between:

**RK Township Promoters Pvt Ltd., D.No.47-10-32,
Guthikonda Mansion, Dwarakanagar, Visakhapatnam
Represented by its Managing Director, MM Kondaiah**

.... PETITIONERS

AND

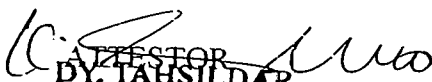
**K Venugopal, S/o Padmanabham
Tahsildar, Anandapuram Mandal,
Visakhapatnam District, A.P and others**

... RESPONDENTS

REPLY AFFIDAVIT FILED BY THE 9th RESPONDENT

I, K.Venugopal, Son of Padmanabham (Late), aged 37 years, Occ: presently working as Tahsildar, Bheeminipatnam and formerly worked as Tahsildar, Anandapuram, Visakhapatnam District, do hereby solemnly affirm and sincerely state on oath as follows:

1. I submit that I am the 9th respondent in the Contempt Case and as such I am well acquainted with the facts of the case. I have read the affidavit filed in support of the Contempt Case and verified the records available in the office and I deny all the allegations made therein except those that are specifically admitted hereunder. I submit that, I have utmost respect for the orders passed by this Hon'ble Court and there is no wilful violation or disobedience of the order passed by this Hon'ble Court on our part. At the outset I would like to tender my unconditional apology to this Hon'ble Court for the inconvenience caused to this Hon'ble Court.
2. I submit that, RK Township Promoters Pvt Ltd., D.No.47-10-32, Guthikonda Mansion, Dwarakanagar, Visakhapatnam., represented by its


**TESTOR
DY. TAHSILDAR
BHEEMUNIPATNAM, MANDAL
VISAKHAPATNAM, DIST**

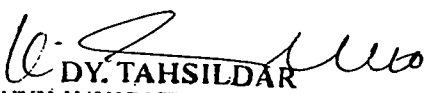

**DEPONENT
TAHSILDAR
BHEEMUNIPATNAM**

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Managing Director, MM Kondaiah has filed a writ petition in WP.No.5899 of 2021 before the Hon'ble High Court of Andhra Pradesh, Amaravathi against (1) the State of Andhra Pradesh, Rep., by its Principal Secretary to Government, Endowment Department, Secretariat, Velagapudi, Amaravathi (2) Special Commissioner, Endowment Department, Velagapudi, Amaravathi, (3) Assistant Commissioner, Endowment Department, Visakhapatnam, (4) Deputy Commissioner, Endowment Department, Visakhapatnam, (5) District Registrar, Registration and Stamps Department, Visakhapatnam, (6) Sub Registrar, Registration and Stamps Department, Anandapuram, Visakhapatnam, (7) Sub Registrar, Registration and Stamps Department, Bheemunipatnam, (8) Revenue Divisional Officer, Visakhapatnam & (9) Tahsildar, Anandapuram Mandal with a prayer to issue an appropriate writ or order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the respondents No.2 and 3 in not considering the representation of the petitioner to exclude the properties of the petitioner of Ac.3.80cts in Sy.No.243/6 and 243/7 of Vellanki Village of Anandapuram Mandal, Visakhapatnam District from the endowment properties and issue a letter to the registration department to the same effect for being illegal, arbitrary and unconstitutional and consequently direct the respondent no.2 and respondent no.3 to forthwith decide on the representation of the petitioner dt.27-08-2018 and pass such other or further order or orders as are deemed fit and proper in the circumstance of the case.

3. The Hon'ble High Court of A.P., while disposing the WP No.5899 of 2021 in its orders dt.23-03-2021 has made the following orders (operative part):

"In that view of the matter since the respondent seeks time to verify the revenue and other records before coming to a final conclusion, this Court is of the opinion that the interest of justice would be served if the respondent Nos. 2 to 4 are directed to complete the entire exercise within a period of four weeks from


DY. TAHSILDAR
BHEEMUNIPATNAM, MANDAL
VISAKHAPATNAM, DIST


DEPONENT

the date of receipt of a copy of this order. This period of four weeks is fixed since the Assistant Commissioner stated in the instructions that this time is necessary for verification of the records.

With the above direction, the Writ Petition is disposed of. There shall be no order as to costs.

Consequently, miscellaneous applications, pending if any, shall stand closed.

4. In this connection, it is submitted that the village 'Vellanki' in Anandapuram Mandal (lies in erstwhile Bheemunipatnam Taluk) was taken over under the Provisions of E.A. Act. 1948 along with other villages of Vizianagaram Estate. After abolition of the Estate, Regular Survey and Settlement operations were conducted and they were completed before the year 1958. During the course of Settlement Operations, the Settlement Authorities entertained all the claims and determined the new rights under E.A. Act, 1948 and granted Settlement Pattas to all the eligible persons and prepared Settlement records. The Settlement Fair Adangal is one of the pivotal documents of Settlement records. It is a document of title showing the individual ownership rights as determined and settled under the administrative law. It is recognized as such for all practical purposes in all the settled estate villages of the kind. The Settlement Fair Adangal constitute permanent basic record which is mother record of the village level to show or to establish individual ownership right in respect of any holding including that of Government lands. The Survey and Settlement Operations were conducted during the years 1956-1958 and the Settlement records were prepared with the details of Survey Numbers wise, extents of lands along with its classifications, Patta No and Pattadar name and etc.,

5. According to the Revenue records prepared by the then Settlement parties during the settlement operations, the land in Sy.No.243/6 of Vellanki village with a total extent of Ac.1.70cts classified as Sarkar Punja (Zeroyithi) and in the pattadar


D.Y. TAHSILDAR
BHEEMUNIPATNAM, MANDAL
VISHAKHAPATNAM, DIST


TAHSILDAR
BHEEMUNIPATNAM

column it is noted as Sri Kotyda China Ramana with Patta No.386 and the land in Sy.No.243/7 of Vellanki village with a total extent of Ac.2.10cts classified as Sarkar Punja (Zeroyithi) and in the pattadar column it is noted as Sri Akraboyina Thotayya with Patta No.5 of Vellanki village.

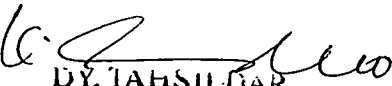
6. Further, according to the web land adangal, the land to an extent of Ac.1.70cts in Sy.No.243/6 and an extent of Ac.2.10cts in Sy.No.243/7 of Vellanki village are found as Zeroyithi Patta with notional katha no.300001 and in the pattadar column it is found as Veyasaya Bhoomulu.

7. As per the 22(A) (1) Government lands Register, the land in Sy.No.243/6 & 243/7 of Vellanki village was notified in 22(A)(1)(C) of Religious or Charitable Institutions lands and in the owner column is noted as Sri Anantha Padmanabha Swamy Vari Devasathanam Endowment Land.

8. In this connection, I submit that, the matter got enquired and during the enquiry it is found that the subject land is vacant on ground and some part of the land is covered by layout plots.

9. I also submit that, the endowments department has to take necessary steps to identify the endowment land involved in Sy.No.243/6 & 243/7 of Vellanki village, as the entire extents in said survey numbers are notified in the 22(A) (1) (c) register and after the action of the endowment department after identifying their land, the remaining extent including the subject lands of the petitioner will be denotified, if not involved in the said endowment land.

10. I further submit that, the request of the petitioner for de-notification or change of classification is totally in bound with the rules of regulations in force. In this regard, it is very necessary to know how the said lands notified in the 22 A (1) (C) Register and the necessary documentary information has to be ascertained from


DY. TAHSILDAR
BHEEMUNIPATNAM, MANDAL
VISAKHAPATNAM, DIST


TAHSILDAR
BHEEMUNIPATNAM


the endowments department with regard to their lands located in Sy.No.243/6 & 243/7 of Vellanki Village.

11. It is respectfully submitted that the affidavit speak of the fact that there is neither contempt nor deficiency in service on the part of either myself or other respondent and pray the leave of the Hon'ble High Court to treat the same as part and parcel.


12. It is submitted that there is no violation or much less willful disobedience on my part for the orders passed by this Hon'ble Court. Further, I submit that I have great respect and highest regard to the orders passed by this Hon'ble Court and I hereby tender my unconditional apology for the inconvenience caused to this Hon'ble High Court and the same may be pleased and close the Contempt Case.

For the reasons stated above, it is therefore prayed that the Hon'ble High Court may be pleased to close the contempt case against this respondent and pass such other order or orders in the interest of justice.

Solemnly and sincerely affirmed
On this the 17 day of August, 2022
and signed his name in my Presence.


TAHSILDAR
Dependent
BHEEMUNIPATNAM

Before me


Attestor
DY. TAHSILDAR
BHEEMUNIPATNAM, MANDAL
VISAKHAPATNAM, DIST

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VERIFICATION

I, K.Venugopal, Son of Padmanabham, aged 37 years, Occ: Tahsildar, Bheemunipatnam and formerly worked as Tahsildar, Anandapuram, Visakhapatnam District, do hereby verify that the contents of paras are true to the best of my knowledge, belief, information and as per records.

Hence, verified on this the 17 day of August, 2022.

Govt. Pleader for Respondent (A.P)


TAHSILDAR
Dependent
BHEEMUNIPATNAM

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27/10/20-12-56

Settlement Form No. 2.

Karnam's copy of Settlement Adangal of the village of
Talak

No.

District

ತಾ. 243, 244, 245

ಮಾ. 7, 8, 9

ಬೀಮುನಿಪಾಟಮ್ ಜಿಲ್ಲೆ, ಬೀಮುನಿಪಾಟಮ್ ತಾ. 156

ಕರಣಾಂಗ ಪತ್ರ.

Number of survey No.	Present survey No.	Sub-division number No.	Old survey number and letter of Taluk and name No. and letter of Taluk and name No.	Ryotwari (R) or Inam (I) No. and letter of Taluk and name No.	Dry (D), Manaviri (M), Wri (W) Unassessed (U), or Potambole (P) If wet, source of irrigation and class. No. (S), or No. (W), No. (S) No. (S), or No. (W), No. (S) No. (S), or No. (W), No. (S)	If double crop, rate of consolidation or composition. No. and letter of Taluk and name No.	Class and sort of soil. No. and letter of Taluk and name No.		Taxes No.	Rate per acre No.	Extent No.	Assessment No.	Number of the patta or Title-deed and name of Registered holder or Inamdar. No. and letter of Taluk and name No.	Remarks No.
							Class	Sort						
243	3	340/1A	1A	1A	1A	✓	1A	3	1	50	0	65	0.97	246. 1A 3A 4A 5A 6A 7A 8A 9A 10A 11A 12A 13A 14A 15A 16A 17A 18A 19A 20A 21A 22A 23A 24A 25A 26A 27A 28A 29A 30A 31A 32A 33A 34A 35A 36A 37A 38A 39A 40A 41A 42A 43A 44A 45A 46A 47A 48A 49A 50A 51A 52A 53A 54A 55A 56A 57A 58A 59A 60A 61A 62A 63A 64A 65A 66A 67A 68A 69A 70A 71A 72A 73A 74A 75A 76A 77A 78A 79A 80A 81A 82A 83A 84A 85A 86A 87A 88A 89A 90A 91A 92A 93A 94A 95A 96A 97A 98A 99A 100A 101A 102A 103A 104A 105A 106A 107A 108A 109A 110A 111A 112A 113A 114A 115A 116A 117A 118A 119A 120A 121A 122A 123A 124A 125A 126A 127A 128A 129A 130A 131A 132A 133A 134A 135A 136A 137A 138A 139A 140A 141A 142A 143A 144A 145A 146A 147A 148A 149A 150A 151A 152A 153A 154A 155A 156A 157A 158A 159A 160A 161A 162A 163A 164A 165A 166A 167A 168A 169A 170A 171A 172A 173A 174A 175A 176A 177A 178A 179A 180A 181A 182A 183A 184A 185A 186A 187A 188A 189A 190A 191A 192A 193A 194A 195A 196A 197A 198A 199A 200A 201A 202A 203A 204A 205A 206A 207A 208A 209A 210A 211A 212A 213A 214A 215A 216A 217A 218A 219A 220A 221A 222A 223A 224A 225A 226A 227A 228A 229A 230A 231A 232A 233A 234A 235A 236A 237A 238A 239A 240A 241A 242A 243A 244A 245A 246A 247A 248A 249A 250A 251A 252A 253A 254A 255A 256A 257A 258A 259A 260A 261A 262A 263A 264A 265A 266A 267A 268A 269A 270A 271A 272A 273A 274A 275A 276A 277A 278A 279A 280A 281A 282A 283A 284A 285A 286A 287A 288A 289A 290A 291A 292A 293A 294A 295A 296A 297A 298A 299A 300A 301A 302A 303A 304A 305A 306A 307A 308A 309A 310A 311A 312A 313A 314A 315A 316A 317A 318A 319A 320A 321A 322A 323A 324A 325A 326A 327A 328A 329A 330A 331A 332A 333A 334A 335A 336A 337A 338A 339A 340A 341A 342A 343A 344A 345A 346A 347A 348A 349A 350A 351A 352A 353A 354A 355A 356A 357A 358A 359A 360A 361A 362A 363A 364A 365A 366A 367A 368A 369A 370A 371A 372A 373A 374A 375A 376A 377A 378A 379A 380A 381A 382A 383A 384A 385A 386A 387A 388A 389A 390A 391A 392A 393A 394A 395A 396A 397A 398A 399A 400A 401A 402A 403A 404A 405A 406A 407A 408A 409A 410A 411A 412A 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2007A 2008A 2009A 2010A 2011A 2012A 2013A 2014A 2015A 2016A 2017A 2018A 2019A 2020A 2021A 2022A 2023A 2024A 2025A 2026A 2027A 2028A 2029A 2030A 2031A 2032A 2033A 2034A 2035A 2036A 2037A 2038A 2039A 2040A 2041A 2042A 2043A

True translation of Settlement Fair Adangal

District : Visakhapatnam			Taluk: Anandapuram			No.75,76		Village: Vellanki Peddipalem			Settlement Adangal 156					
Present Survey		Old Survey number and letter or Paimash number and name	Ryothwar i (R) or Inam (I)	Dry (D), Manvari (M), Wet (W), Unassessed (U) or Poramboke (P). If wet, source of irrigation and class	If double crop, rate of consolidation or composition	Class and sort of soil		Taram	Rate per Acre		Extent		Assessment	Number of the patta or Title deed and name of Registerec holder or Inamdar	Remarks	
Number	Sub-division number					Class	Sort				Ac	Cts				
1		2	3	4	5	6		7	8		9		10		11	12
243	6	339	Sarkar	Punja	-	VII	3	5	1	50	1	70	2	55	P.No.386 China Ramana Kotyada S/o Naryanamurthy	--
243	7	339	Sarkar	Punja	-	VII	3	5	1	50	2	10	3	15	P.No.5 Akraboyina Thotayya	--

//ATTESTED//

TAHSILDAR
BHEEMUNIPATNAM



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Serial No. : 3196 Date : 23-12-2020 Denomination ... 20

Purchased by : S. Durga Bai

W/o. S. V. B. Rao, Visakhapatnam

For whom Self

71AA 297141

N. S. S. S. S.

Licenced Stamp Vendor,
L.No.03/14/004/2011, R1, No.03/14/18/2020
D.No.38-31-53/6, Green Gardens
Madrampatnam, Visakhapatnam 18
Cell No.98496 49020

CERTIFIED COPY

S.NO. 8451/2020

C.NO. 7242/2020

NAME OF THE APPLICANT: S. Durga Bai

DOCUMENT NO & YEAR: 29 32 / 1958

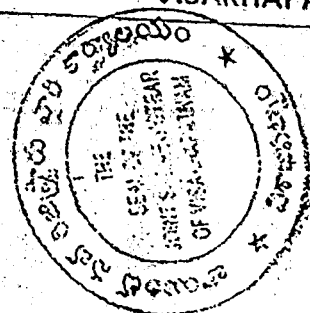
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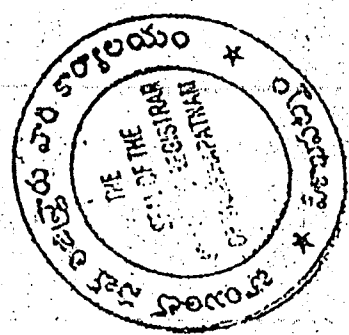
NUMBER OF PAGES: 02 Two pages only

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VISAKHAPATNAM
DATE : 31-12-2020

JOINT SUB REGISTRAR
VISAKHAPATNAM





డాక్యుమెంట్ నెం. 2932/1958

రూ. 1,500/-లుకు స్థిరాస్తి శుద్ధ క్రయ చీటి 1958 సంవత్సరం అక్టోబర్ నెల తే. 13 దిన విశాఖపట్నం, భీమునిపట్నం సబ్ డి, పెద్దిపాలెం గ్రామం కాపురస్తుడు తెలగాలు వ్యవసాయదారులు కూరాకుల అప్పలస్వామి కుమారుడు కూరాకుల పెదబాబు గారు (2) యిందలి వ్రాయించుకున్న కూరాకుల డిటో కొట్టాడ రమణ మూర్తి (2) అప్పలకొండ ఉరఫ్ చినబాబు మైనరు సంరక్షకుడు తండ్రి వెంకట రమణయ్య డిటో గ్రామం కాపురస్తుడు వర్తకులు కొట్టాడ అప్పలస్వామి గారి కుమారుడు వెంకట రమణయ్య (2) డిటో లేటు రమణయ్య (3) వెంకటరావు - 1 యీతని కుమారుడు (4) లేటు రమణమూర్తి (5) అప్పలకొండ వురఫ్ చిన బాబు య. 4.21 సెంట్లు మరియు మైనరు సంరక్షకుడుగా తండ్రి యున్నటువంటిన్ని కొట్టాడ వెంకటరమణయ్య (6) ఇ పైడిరాజు మైనరు గార్డియన్ గా కొట్టాడ చిన్న వెంకటరమణయ్య 2వ ఆసామి అయిన అప్పలస్వామి మరియు ఇతరులు కలిసి వ్రాయించి యిచ్చిన శుద్ధ క్రయచీటిలో ఈ దిగువ 5వ పేరా స్థిరాస్తి యందు మాకు సంపూర్ణ సర్వ హక్కులతో అనుభవించుచూ ఏ విధమైన వివాదాలు లేకుండా మీకు ఈ స్థిరాస్తిని నా అవసరము కొరకు జాతి సామంత్యాది అవరోధములు ఎదురైనను పరిష్కరించి మీకు ఇవ్వగల నిర్ణయించుకొన్న ఏతత్కాలోచిత క్రయము

1) కొట్టాడ వెంకటరమణయ్య వ్రాలు, 2) కొట్టాడ చిన వెంకటరమణయ్య వ్రాలు, 3) కొట్టాడ వెంకటరావు వ్రాలు, మైనరు గార్డియన్ అప్పలకొండ వురఫ్ చినబాబు, 4), 5) ఆసామీలు మైనర్లు అయినందున అప్పలకొండ

పురఫ్ చినబాబు 1) కొట్వాడ వెంకటరమణయ్య వ్రాలు, 6) ఇ. పైడిరాజు వ్రాలు మైనర్ గార్డియన్ గా 2) కొట్వాడ చిన వెంకటరమణయ్య వ్రాలు, రూ.1500/- (అక్షరముల పదిహేను వందల రూపాయలు) ఇదివరకే మీరు మాకు ఇచ్చినందున మాకు ముట్టినది. ఇంతటినుండి సదరాస్తిని మీరు శ్రీ గవర్నమెంటు వారికి కట్టవలసిన శిస్తులు మీరే కట్టుకొనుచూ మీ పుత్ర పౌత్ర పారంపర్యాయం దాన విక్రయ సర్వాధికారములతో సుఖాన, స్వేచ్ఛగా అనుభవించవలెను. అందుకు మేము గాని మా వారసులు గాని, నా వలన గాని ఎట్టి తగాయిదాలు సంబవించిననూ మేమే పరిష్కరించి యివ్వగలవారమని యిందుమూలముగా మిమ్ములను నమ్మించి యీ క్రయాస్తిని యింతటినుండి మీకు దఖలుపరుచుచున్నాను. 1) కొట్వాడ వెంకటరమణయ్య వ్రాలు 2) కొట్వాడ చిన వెంకటరమణయ్య వ్రాలు, 3) కొట్వాడ వెంకటరావు వ్రాలు, 4), 5) రమణమూర్తి, అప్పలకొండ పురఫ్ చినబాబు మైనర్ గార్డియన్లుగా 1) కొట్వాడ వెంకటరమణయ్య వ్రాలు, 6) ఇ. పైడిరాజు వ్రాలు మైనర్ గార్డియన్ గా, 2) కొట్వాడ చిన వెంకటరమణయ్య వ్రాలు స్థిరాస్తి వివరములు విశాఖపట్నం జిల్లా, భీమునిపట్నం సబురి, కొత్తవలస గ్రామంలో మాకు పిత్రార్జితంగా హక్కు అనుభవములు కలిగి యున్నటువంటిన్ని ఇదివరకు ఏ విధమైన తనఖాల, అన్యక్రాంతములు లేనటువంటిన్ని, మా స్వాధీన సంపూర్ణ హక్కులతో యున్నటువంటిన్ని పట్టా నెం.210, పూర సర్వే నెం.55రు, య.6.48 సెంటల్లున్నూ పూర డిటో సబురి వెల్లంకి గ్రామంది

తాలూకా పట్టా నెం.22రు పూర సర్వే నెం.339 య.1.89 సెంట్లు
మెట్టుభూమియున్నా మొత్తం వెరసి య.8.37 సెంట్లు, 18రు శిస్తుగా
మెట్టుభూమిని మీకు విక్రయించితిని.

డాక్యుమెంటు నెం.2932 /1958

కొట్టాడ క్రిష్ణయ్యగారు సమిష్టి సగము వాటాగా కణితి తాలూకా య.4.18
సెంట్లు రూ.9008/- గా గూ భూమి మాకు విక్రయపరచడమైనది. విశాఖపట్నం
రిజిస్టర్ 06 తాలూకా కిర్చిటి చింతాడ శేషుగారు చెల్లించి పూర్తి అయివున్నది.
మాకు రూ.300/- విలువ గల దస్తావేజును రూ.1,200/- లకు భూమి విలువ
గలదు. 1.కొట్టాడ వెంకట రమణయ్య వ్రాలు 2. కొట్టాడ చిన్న వెంకట
రమణయ్యవ్రాలు 3.కొట్టాడ వెంకటరావువ్రాలు 4,5.రమణమూర్తి, యి
అప్పలకొండ వురఫ్ చినబాబు మైనర్ గార్డియన్ గా కొట్టాడ చిన్న
వెంకటరమణయ్యవ్రాలు 6. యి పైడి రాజు మైనర్ సంరక్షకుడుగా 2. కొట్టాడ
చిన్న వెంకట రమణయ్యవ్రాలు యిందులకు సాక్షులు 1.కంటి రామ్ మనోహర్
శ్రీనివాసరావు 2. కంటి మహంతి సూర్య ప్రకాశరావు సాక్షి వ్రాలు దస్తూరి
పట్నాయక్ బలరామమూర్తిది దస్తావేజు విశాఖపట్నం జిల్లా బలరామమూర్తిది.
డాక్యుమెంట్ నెం.2027/6-10-1950 రూ.50/- కొట్టాడ వెంకట రమణయ్య
ఆడుగుల పరిచినదిగా భావించి నరిసింహచార్యులు వెండరు రూ.35/- స్థాంపుల
అప్పల సూర్యప్రకాశరావు గారి సాయంతో తే. 16.04.1958 దిన అలిఖేళ్ళరస్వామి
స్థాంపు వెండరు 2 ఎమ్ నెం.641 రూ.35/- స్థాంపులు అప్పల సూర్యప్రకాశరావు
గారు సాయం చేసినారు. తే.16.04.1958 దిన అలిఖేళ్ళరస్వామి స్థాంపు వెండరు
విజయనగరం మూడు స్థాంపులను తీసుకొనబడినవి. యీ దస్తావేజులలో (ఎ)
(సి) తుడుపులు (బి) (ఇ) (ఎఫ్) (జి) హంసపాదులు 1. ఇనిషియేషన్స్ 2. తుడుపులు

Savitri-I

16/10/98 (12) 2126/98-100/-P1

100Rs.



29589

16/10/98

B.S. PRAKASH RHO
Stamp vendor VSP

200464

M.M. Kondaiiah/Sri Kondaiiah
for R.K. Township Promoters (P) Ltd.

AGREEMENT TO SELL Cum GENERAL POWER OF ATTORNEY

This Deed of Agreement to sell cum General Power of Attorney is executed, on this day of 16th October, 1998 by Kurakula Lakshmana S/o. Late K. Appala Swamy, residing at Anandapuram Mandal, Visakhapatnam Dist. Bheemunipatnam, Vellankii Village, hereinafter called the FIRST PARTY SELLER and in favour of R.K. Township Promoters Pvt. Ltd., represented by :

- 1) Managing Director Madduluri Mala Kondaiiah, S/o. Kondaiiah
- 2) Vangavoti Srinivasa Murthy, S/o. Late Maruthi Sharma
- 3) Madduluri Narasimham, S/o. Gangaiah situated at D.No. 47-10-33/5, First floor, Ramaniketan, Nr. Diamond Park, Dwarakanagar, Visakhapatnam one (1) can act individually, 2 to 3 can act jointly but not individually hereinafter called the Second Party (Purchaser).

SELLER

L.T.I. OF KURAKULA LAKSHMANA

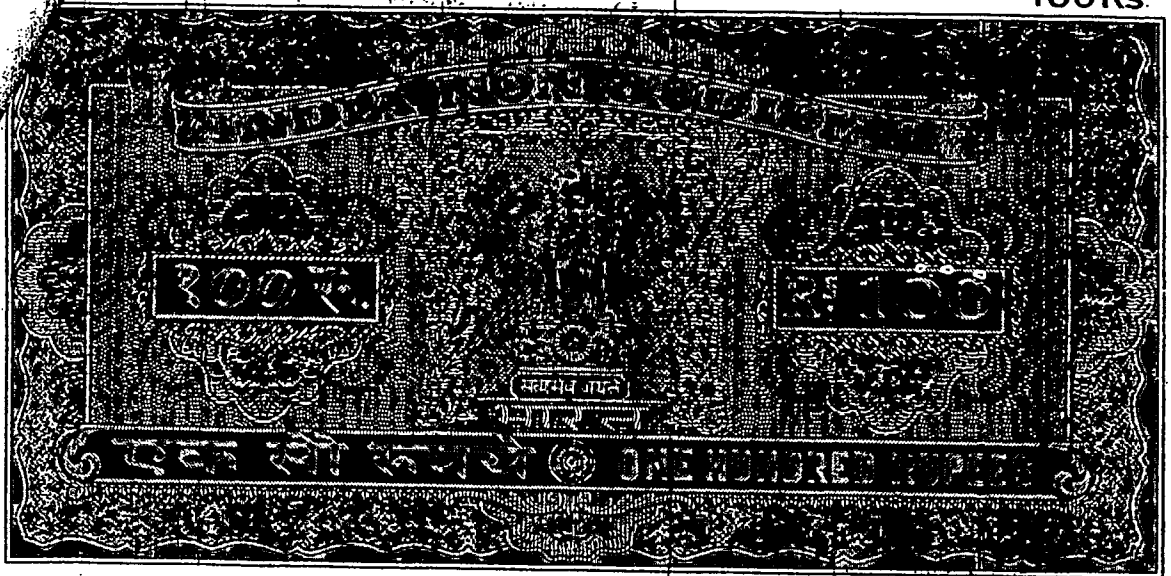
PURCHASERS

M. NARASIMHAM

-82-

(13)

100Rs.



29590 102 16/10/88 200465
M.M. Kondaiyah/Sri Kondaiyah
for R.K. Town Ship Promoter (P) Ltd

Wherever the words "Seller" and "Purchaser" which occurs in this Deed shall mean and include their heirs, successors, Legal representatives, assignees, executors, administrators etc.

Whereas the First Party purchased the scheduled mentioned property under a Registered Sale Deed at Sub Registrars Office, Bheemunipatnam, Bk-I Volume No.470 Pages 194 to 195 D.No. 2932/50 and he was in possession and enjoyment of the same till date.

The Seller hereby assure that the Purchaser that the scheduled mentioned property is unencumbered and undisputed one by way of Sale, mortgage, lease agreements and attachments etc.

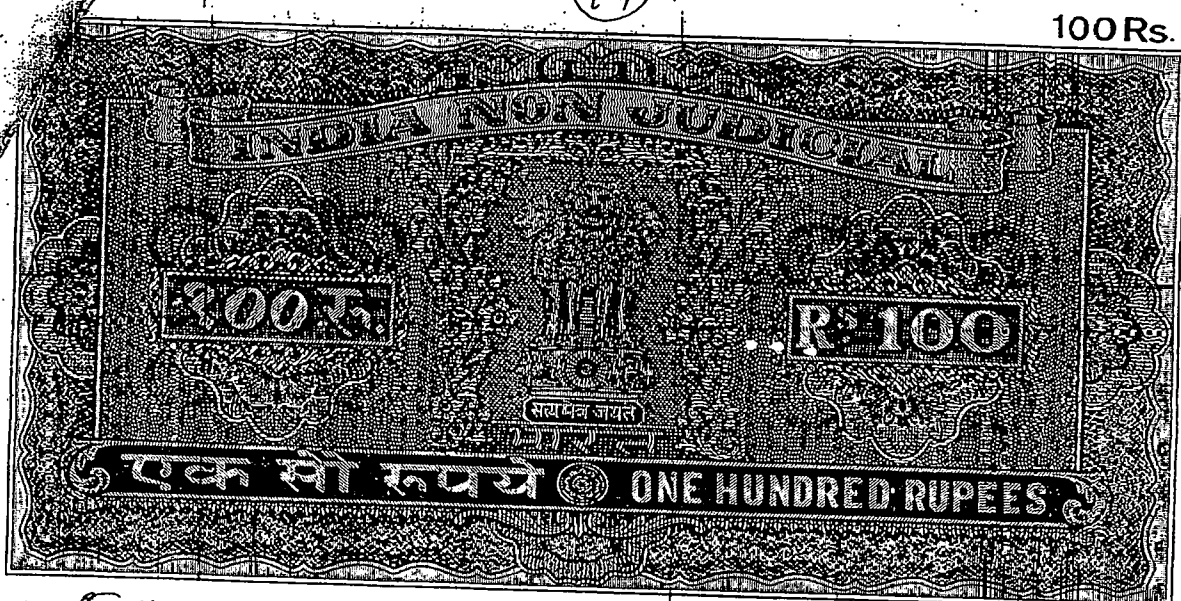
Whereas the Seller put the property to sell and the Purchaser willing to purchase the same and both the parties have agreed upon the following terms and conditions.

L.T.I. OF KURAKULA LAKE

M. Narasimham

83 -

(14)



28/5/98
S. No.
Sri / Smt.

Rs.

Dt.

16/10-98

Stamp No. 466
KASH HHO
Stamp Vendor VSP

M.M. Kondaiiah S/o Sri Kondaiiah VSA
for R.K. Town Ship Promoter (P/LTD).

- 1) The Seller had agreed to sell and the Purchaser had agreed to purchase the scheduled mentioned property at the rate of Rs.1,18,125/- (Rupees One Lakh Eighteen thousand One hundred and Twenty Five Only).
- 2) In consideration of this agreement of Sale cum General Power of Attorney the Purchaser had paid Rs.50,000/- (Rupees Fifty thousand Only) by cash and Rs.50,000/- (Fifty thousand only) by cheque bearing No. 806065, Dt. 30-12-1997 by Oriental Bank of Commerce, Dwarakanagar, Visakhapatnam, advance towards above mentioned sale consideration.
- 3) The Purchaser had agreed to pay the balance sale consideration of Rs.18,125/- (Rupees Eighteen thousand One hundred and Twenty Five only) within fifteen days from the date of execution of this deed. However the possession of the vacant site is handed over to the Purchasers today.
- 4) If thereby any dispute regarding title deed that may arise regarding to the Scheduled Property the seller is responsible to clear them at his cost.

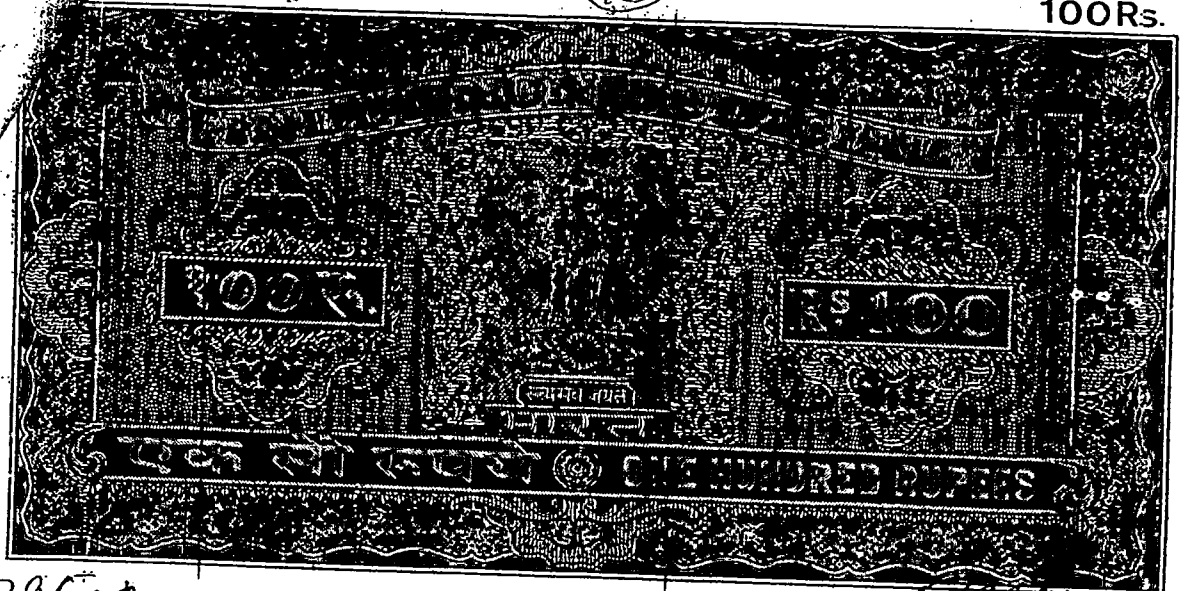
L.T.I. OF KURAKULA LAKSHMI

M. Narasimham

84.

(15)

100Rs.



29692 / 16/10/98
 S. No. 29692
 Stl / Stot
 Rs. 100
 Di. 16/10/98
 M.M. Kondaiiah S/o Sri Kondaiiah H/o
 R.K. Township Promoters (P/Ltd)

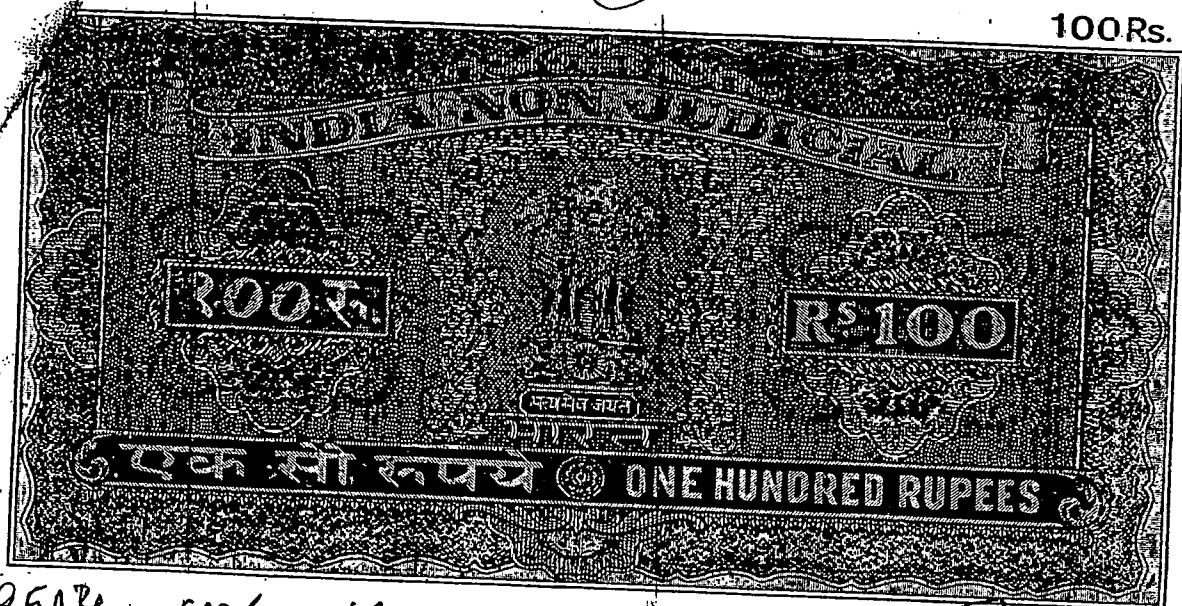
5) Whereas the seller is unable to be present personally for execution of sale deeds in the name of the Purchaser or in the names of their nominees and do deliver possession of land to the prospective Purchasers in whose names the sale deeds are to be registered, therefore the Seller hereby authorise the Purchaser R.K. Township Promoters (P) Ltd., represented by 1) Managing Director, Madduluri Mala Kondaiiah, S/o. Kondaiiah, 2) Vangaveti Srinivasa Murthy, S/o. Late Murthi Sharma 3) Madduluri Narasimham, S/o. Gangaiiah, No.1 can act individually and 2 to 3 can jointly but not individually as true and lawful attorneys to do the following :

- i) To execute a proper deed of conveyance of the said property to the said nominees on behalf of the seller and to receive and admit the receipt of consideration sellers behalf.
- ii) To present the sale deeds on behalf of the seller for registrations to admit receipt of consideration, to have the conveyance registered and into do acts and things necessary and incidental to the completion of the registration and conveying the said property to the Purchaser or its nominees as full and effectively in all respects.

L.T.I. OF KURAKULA LAKSH

M. Narasimham

(17)



29593 S. No. 16-10-98
 Ro. Di
 M.M. Kondaiyah/Sri Kondaiyah
 R.K. Town Ship Promoter (P/GD)
 B.E. 2004689
 Stamp Vendor VSP

- ix) To apply and seek adjustment of stamp duty paid in this document on the subsequent sale deeds under relevant sections in the Indian Stamp Act.
- x) The seller hereby agree to ratify and confirm such act done by the said Purchaser in pursuance of the above said powers and shall treat them as if they are done by them personally.

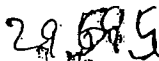
SCHEDULE

Visakhapatnam District, Anandapuram Mandal, Vellanki Panchayat, Vellanki Village,
 Patta No. 1089, S.No. 243/6, Extent Ac. 0.94½ cents bounded by :

L.T.I. OF KURAKULA LA

M. Narasimham

18.



10/15/54

King;

16-10-98

M. N. Kandaiah S/o Sri Kandaiah, bsp
R. K. Town Ship Promoter (P/L) D

~~Stamp~~ ~~endor~~ ~~VSP~~

This is not an assigned land. Market value of the property is Rs.1,18,125/-

L.T.I. OF KURAKULA LAKEHAM

SELLER

M. Natesionkar

Witnesses :

- 1) G. Appalaraju (G. APPALARAJU)
2) Dr. P. R. S. (Dr. P. R. S.)

Drafted by :


A. V. SESHAGIRI RAO

Dist. Document Weiger

D. L. NO. 24541 101/98
RHEEMUNPATRA

-88-

P14

P14

Sanitru-I

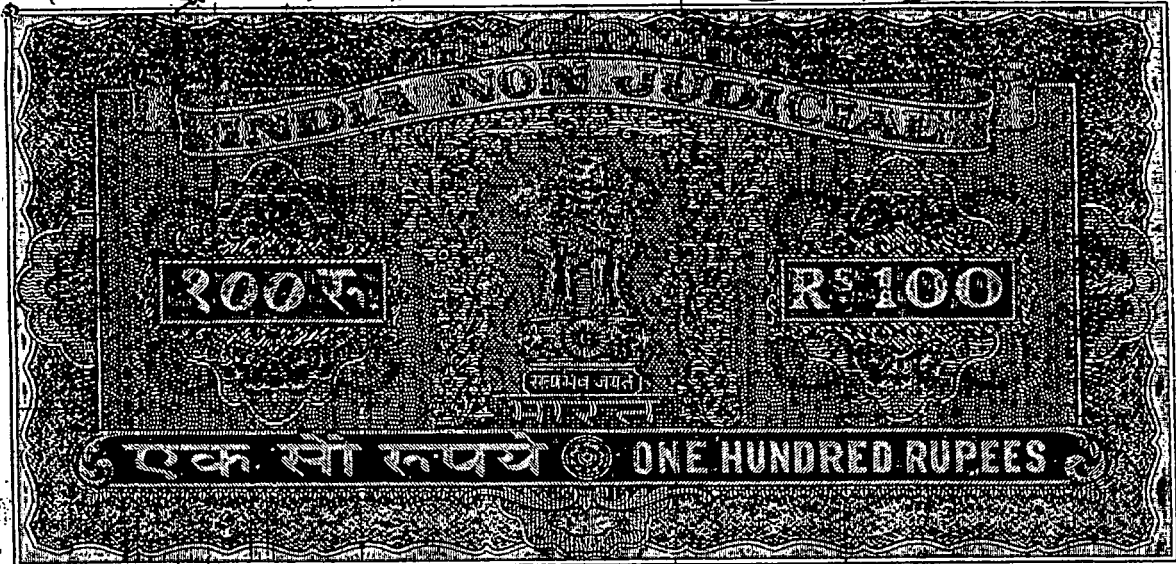
2340/98

(19)

B

100Rs.

(11)



Exd B.M.M. Kondalish & Kondalish for
No. 9845 R.K. Township Promoters (P) Ltd., 138
100

T. Radhina Vallu
209181

S.V.V.S.P.

21-11-98

**AGREEMENT TO SELL CUM GENERAL POWER
OF ATTORNEY.**

This Deed of agreement to sell cum General Power of Attorney is executed, on this Day of 23rd November, 1998 by

1. KURAKULA POORNA, Wife of LATE KONDALA RAO,
2. KURAKULA CHINNA RAO, Son of LATE KONDALA RAO,
3. KURAKULA KRISHNA, Son of LATE NAGUEU,
4. KURAKULA APPALARAJU, Son of KRISHNA,
5. KURAKULA NAGARAJU, Son of KRISHNA,
6. KURAKULA VENKATESH, Son of KRISHNA,

(No.4 and 5 being minors represented by their Father and Guardian No. 3 KURAKULA KRISHNA) residing at Peddipalem Village, Anandapuram Mandal, Visakhapatnam District, herein after called the FIRST PARTY SELLER and in favour of R.K.Township Promoters Private Limited, represented by

1. Managing Director Madduluri Mala Kondalish, S/o Kondalish.
2. Madduluri Narasimham, S/o Gangaiah situated at D.No.47-10-33/5, First Floor, Ramaniketan, Nr.Diamond Park, Dwarakanagar, Visakhapatnam One (1) can act individually, and 2 can act jointly but not individually hereinafter called the Second Party (Purchaser).

SELLER.

M. Narasimham
PURCHASER

-89-

(20)



No. 7846
100

Sd/- M.M. Kondarath & Kondarath for
R.K. Township Promoters (P) Ltd.,

T. Padma Pillai
209182

S. V. V. S. P.

21-1-98

: 2 :

Wherever the words 'Seller' and 'Purchaser' which occurs in this Deed shall mean and include their heirs, successors, Legal representatives, Assignees, executors, Administrators etc.,

Whereas the First Party purchased the Scheduled mentioned property under a Registered Sale Deed at Sub-Registrars Office, Bheemunipatnam, Book No. I, Volume No. 4, Pages 194 to 195, Document No. 2932/58 and he was in possession and enjoyment of the same till date.

The Seller hereby assure that the Purchaser that the Scheduled mentioned property is unencumbered and undisputed one by way of sale, mortgage, lease agreements and attachments etc.

Whereas the seller put the property to sell and the Purchaser willing to purchase the same and both the parties have agreed upon the following terms and conditions.

...3.

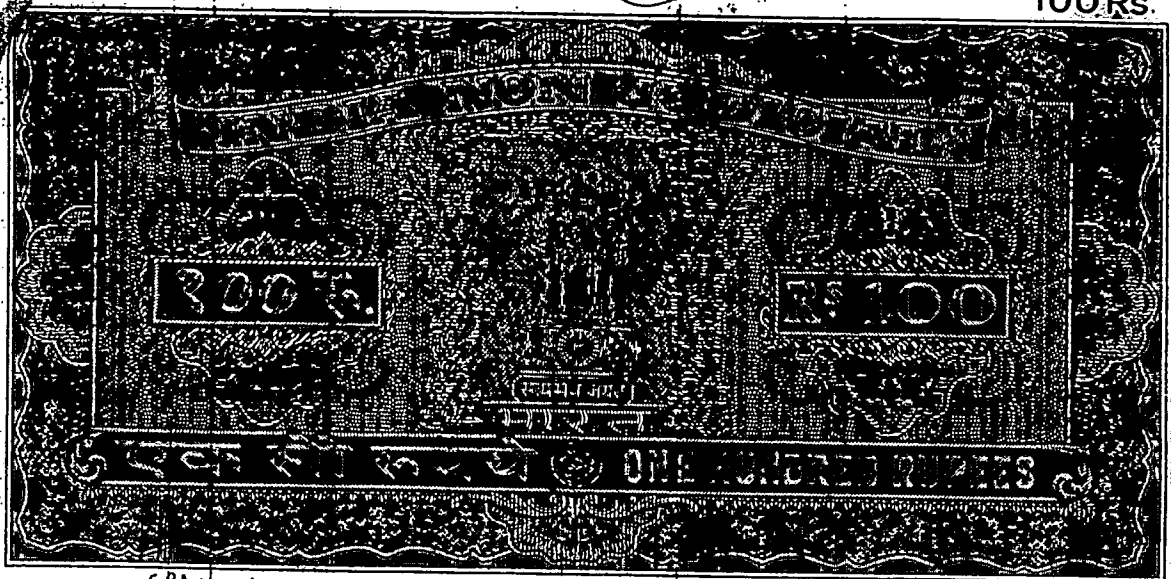
इस प्रकार व अंश

M. Narasimham

-90-

(21)

100Rs.



Sd/- M.M. Kondach 80 Kondach for
Sl No. 9842 R.K. Township Promoters (P) Ltd. 138
No. 100

209183
T. Padma Vathi
S.V.V.S.P.
01.21.11.98

: 3 :

1. The Seller had agreed to sell and the Purchaser had agreed to purchase the scheduled mentioned property at the Rate of Rs.1,18,125/- (Rupees One Lakh Eight Thousand One Hundred and Twenty five only).
2. In consideration of this agreement of Sale cum General Power of Attorney the Purchaser had paid Rs.10,000/- (Rupees Ten Thousand only) by way of Cash. as an advance towards above mentioned sale Consideration.
3. The Purchaser had agreed to pay the balance sale consideration of Rs.1,08,125/- (Rupees One Lakh Eight Thousand and One Hundred Twenty Five only) within fifteen days from the date of execution of this Deed. However the possession of the Vacant site is handed over to the Purchasers today.
4. If thereby any dispute regarding title deed that may arise regarding to the Scheduled Property the seller is responsible to clear them at his cost.

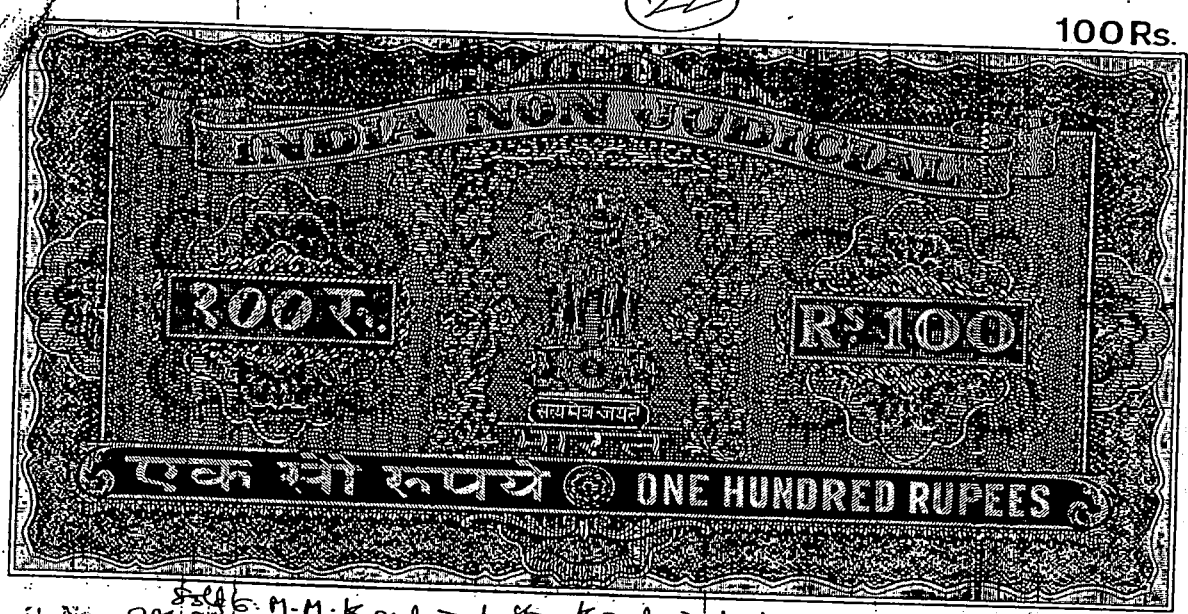
...4.

3000 3000 6
80

M. Narasimham

91

22



Sl. No. 9848
 100
 Sell to M.M. Kondaiiah & Kondaiiah for
 K. K. Township Promoters (P) Ltd., R.R.

209184
 T. Radhadevi
 S.V.V.S.P.
 21-11-88

: 4 :

5. Whereas the seller is unable to be present personally for execution of sale deeds in the name of the Purchaser or in the names of their nominees and do deliver possession of land to the prospective Purchasers in whose names the sale deeds are to be registered, therefore the Seller hereby authorise the Purchaser, R.K. Township Promoters (P) Ltd., represented by 1. Managing Director, Madduluri Mala Kondaiiah, S/o Kondaiiah, 2. Madduluri Narasimham, S/o Gangaiah, No.1 can act individually and 2 can jointly but not individually as true and lawful attorneys to do the following:-
 - i. To execute a proper deed of conveyance of the said ~~property~~ property to the said nominees on behalf of the seller and to receive and admit the receipt of consideration Sellers behalf.
 - ii. To present the sale deeds on behalf of the seller for registrations to admit receipt of consideration, to have the conveyance registered and into do acts and things necessary and incidental to the completion of the registration and conveying the said property to the Purchaser or its nominees as full and effectively in all respects.

...5.

500 00 500 00 500 00

M. Narasimham

23

209185
T. Padma Vathi
S. V. V. S. P.
No. 21-158

- iii. To attend all public offices, Municipal Corporation, VUDA as the case may be and to represent the sellers before concerned authorities to get necessary approvals.
- iv. To sign on necessary forms, declarations, plans, affidavits on seller behalf.
- v. To obtain permission orders from ULC Office U/s 26 & 27 of the ULC Act on seller behalf and to do all necessary things acts for that purpose if necessary.
- vi. To obtain ITC U/S 230-A on seller behalf.
- vii. To appoint and constitute on seller behalf, pleaders, Vakils, Advocates or other attorneys is situation warrants.
- viii. To appear and act in all civil, criminal, revisional or appellate in the union of India, and to sign verify and to file plaints, written statements and also to present appeals in any Court and other incidental and required proceedings arising out of any manner in respect of the said property.

కేసా రామ్మలమ్మ

M. Narasimham

24

100Rs.

INDIA NON JUDICANT

₹ 100

₹ 100

सत्यमेव जयते

एक सौ रुपये

ONE HUNDRED RUPEES

209136

24.11.98

: 5 :

- ix. To apply and seek adjustment of stamp duty paid in this document on the subsequent sale deeds under relevant sections in the Indian Stamp Act.
- x. The seller hereby agree to ratify and confirm such act done by the said Purchaser in pursuance of the above said powers and shall treat them as if they are done by them personally.

SCHEDULE.

Visakhapatnam District, Anandapuram Mandal, Vellanki Panchayat,
Vellanki Village, Patta No.1089, S.No.243/6, Extent
Ac.0.94/2 Cents bounded by:

...7.

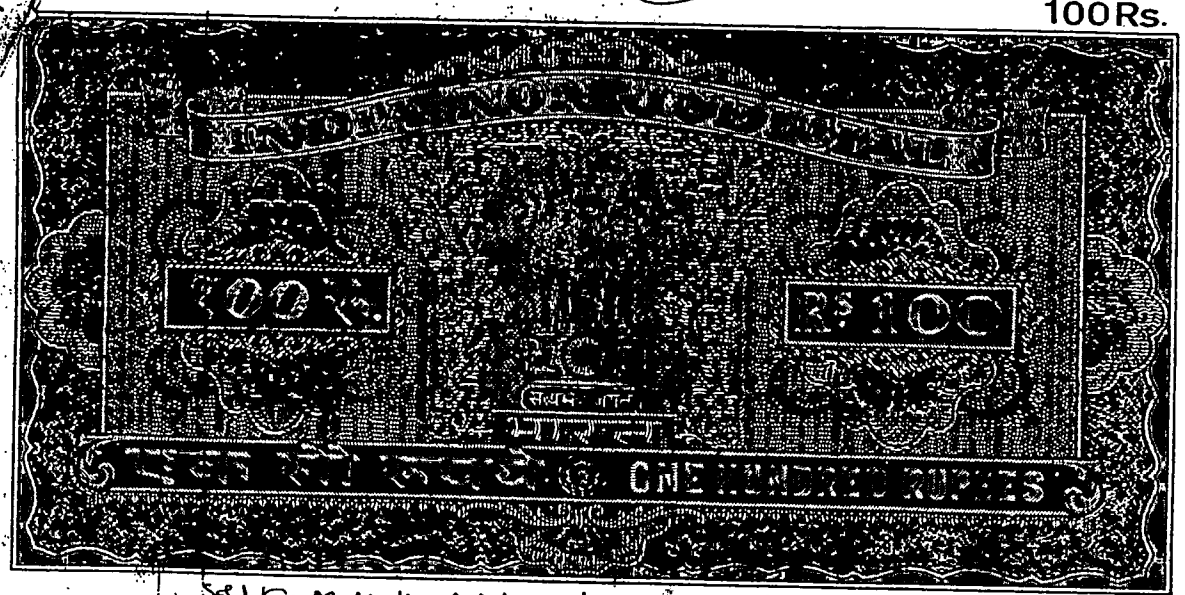
కూడా చక్కల పూత

M. Narasimham

-94

(25)

100Rs.



No. 9844 Sold to: M.M. Kondaiah & Kondiah for
R.K. Township Promoters (P) Ltd., R.E.
Rs. 100/-

209180
T. Padmaratelli
S.V.V.S.P.
21.11.78

: 7 :

BOUNDARIES:

- East: Land belongs to Purchasers.
 - South: Zeroyathi land of John Paradise
 - West: Zeroyathi Land belongs to Purchasers.
 - North: Land belongs to Garikina Ammoru and others.
- This is not an Assigned land. Market Value of the Property is Rs.1,18,125/-.

1. కురకుల రాజు
2. క. చిన్ని రాజు
3. కురకుల వెంకటేశ

4. Kurakula Appala Raju
 5. Kurakula Nagam Raju
 6. Kurakula Venkatesh
- (No. 4 to 6 being minore rep by their father No. 3.)
3003 e 3 al
SELLER.

WITNESSES:

1. G. APPALARAO
2. గుండు సత్యం

M. NARASIMHAM
PURCHASER.

DRAFTED BY:

A. V. SESHAGIRI RAO
B. Com.,
Dist. Document Writer
D. L. NO. 0/3/RL NO. 101/98.
RHEEMUNIPATNAM

-95-

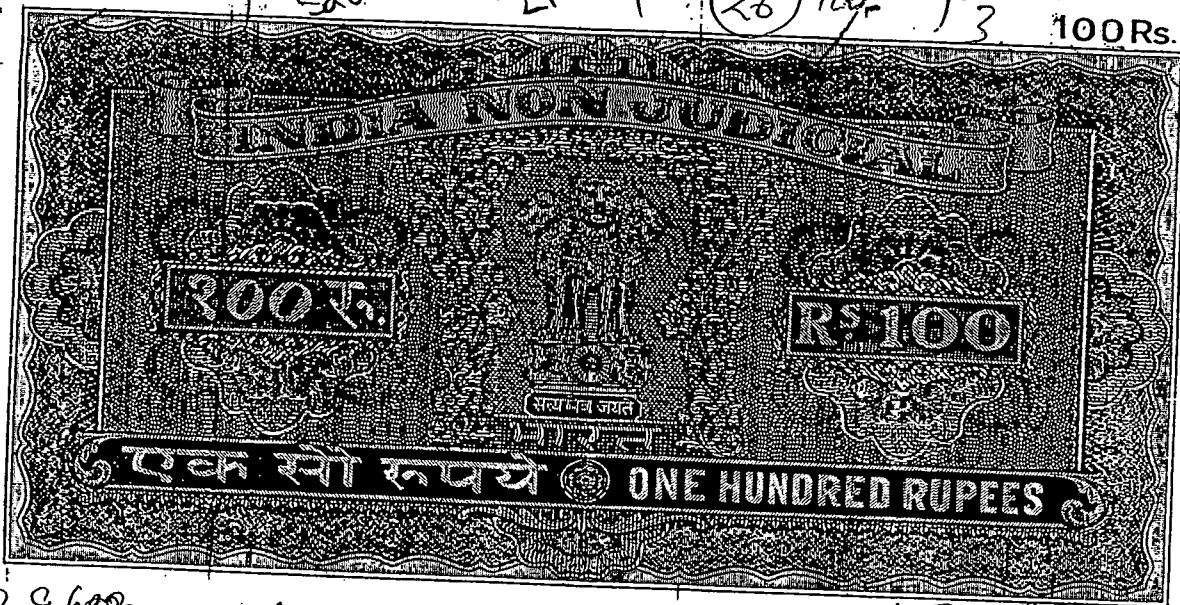
P-5

P-65

4600/ Sanitum-1

2123/98 (20) 100/ P3

100Rs.



296008
S. No.
Sr./Sant

Rs.

Di.

16/10-98

296008
Stamp Vendor VSP

for M.M. Kondaiah/Sri Kondaiah
R.K. Township Promoters (P) Ltd

AGREEMENT TO SELL Cum GENERAL POWER OF ATTORNEY

This Deed of Agreement to sell cum General Power of Attorney is executed, on this day of 16th October, 1998 by Akkaraboyina Kannalu, Wife of Late A. Pedu Guravayya, residing at Anandapuram Mandal, Visakhapatnam Dist. Bheemunipatnam, Vellankii Village, hereinafter called the FIRST PARTY SELLER and in favour of R.K. Township Promoters Pvt. Ltd., represented by

- 1) Managing Director Madduluri Mala Kondaiah, S/o. Kondaiah
- 2) Vangaveti Srinivasa Murthy, S/o. Late Maruthi Sharma
- 3) Madduluri Narasimham, S/o. Gangaiah situated at D.No. 47-10-33/5, First floor, Ramaniketan, Nr. Diamond Park, Dwarakanagar, Visakhapatnam one (1) can act individually, 2 to 3 can act jointly but not individually hereinafter called the Second Party, (Purchaser).

L.T.I. OF AKKARABOYINA KANNALU
SELLOR



M. Narasimham
DIRECTOR

100Rs.



29604

S. No. 1
201 / 5-15

111:

16-10-98

16-18-48
M. M. Kondairah S/o Sn Kondairah KSD
R. C. Town Ship Brainers (P) LTD

for R.C. Town Ship Promoters (P) LTD

Stamp &endor VSP

Wherever the words "Seller" and "Purchaser" which occurs in this Deed shall mean and include their heirs, successors, Legal representatives, assignees, executors, administrators etc.

Whereas the ~~First Party purchased the~~ scheduled mentioned property ~~under~~
~~Agreement by INTERMEDIATE TRAVEL MCA, INCORPORATED AND OTHERS~~
~~and disposed said parcel Sub Registrar Office, Broomfield, CO~~
THE PROPERTY ~~and he~~ was in possession and enjoyment of the
same till date.

The Seller hereby assure that the Purchaser that the scheduled mentioned property is unencumbered and undisputed one by way of Sale, mortgage, lease agreements and attachments etc.

Whereas the Seller put the property to sell and the Purchaser willing to purchase the same and both the parties have agreed upon the following terms and conditions.

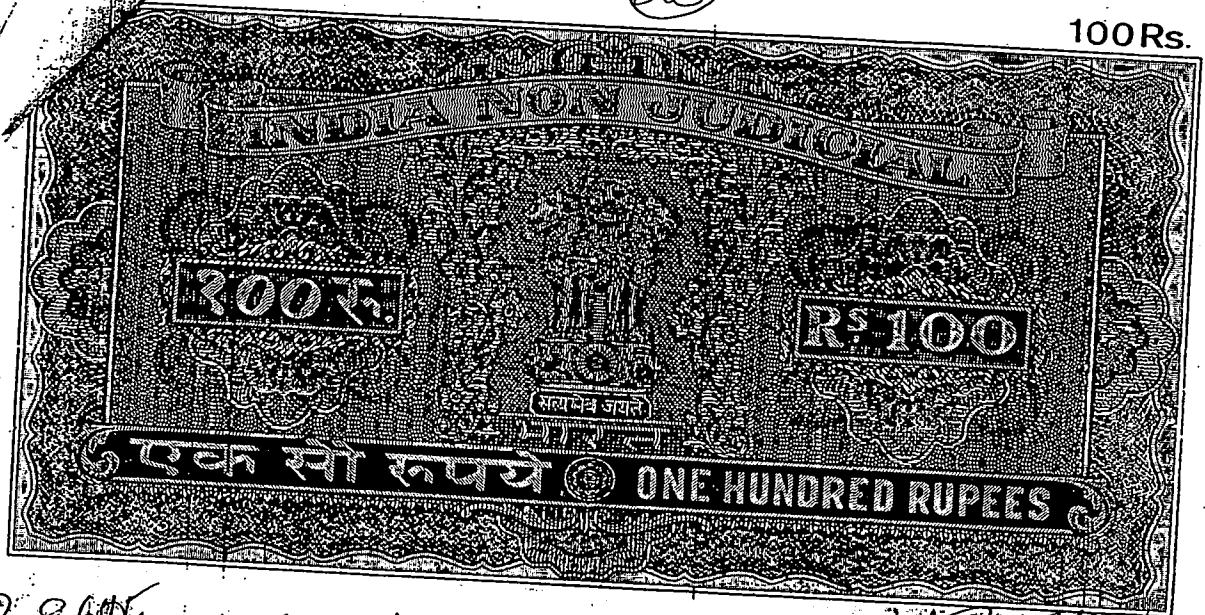
END PARA OF THIS PAGE FIVE ERASURES AND THREE INTERLINATIONS.

L.T.I. OF AICKARABOINA KANNALU

M. Varasimhan

97 -

28



29605
S. No.
Sri / Smt

Rs. 100/- Dt. 16-10-98

Stampendor VSP

M. M. Kondaiachari / Sri Kondaiachari
for R.K. Township Promoters (P) Ltd

- 1) The Seller had agreed to sell and the Purchaser had agreed to purchase the scheduled mentioned property at the rate of Rs.87,500/- (Rupees Eighty Seven thousand Five hundred Only).
- 2) In consideration of this agreement of Sale cum General Power of Attorney the Purchaser had paid Rs.80,000/- (Rupees Eighty thousand Only) by cash and advance towards above mentioned sale consideration.
- 3) The Purchaser had agreed to pay the balance sale consideration of Rs.7,500/ (Rupees Seven thousand Five hundred only) within fifteen days from the date of execution of this deed. However the possession of the vacant site is handed over to the Purchasers today.
- 4) If thereby any dispute regarding title deed that may arise regarding to the Scheduled Property the seller is responsible to clear them at his cost.

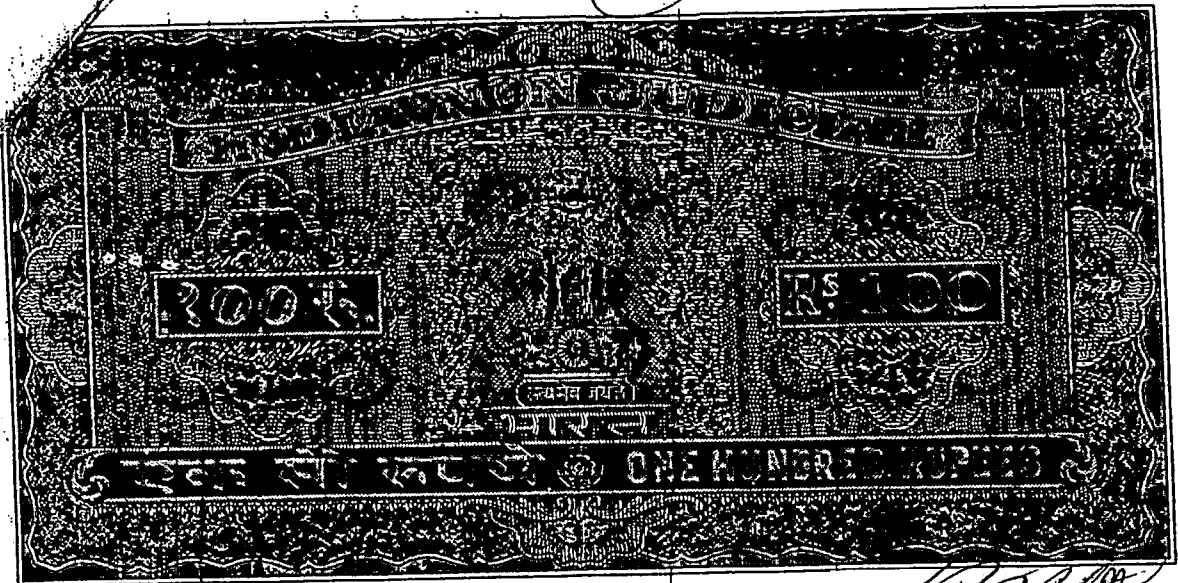
L.T.I. OF DIKARABOINA KANDAI

M. Narasimham

-98-

(29)

100Rs.



29606 100 16-10-98
 S. No. Rs. Dt.
 Sri / Smt. M. M. Kondaiiah S/o Sri Kondaiiah
 Stamp endor VSP
 200481
 For R.K. Township Promoters (P) Ltd.

5) Whereas the seller is unable to be present personally for execution of sale deeds in the name of the Purchaser or in the names of their nominees and do deliver possession of land to the prospective Purchasers in whose names the sale deeds are to be registered, therefore the Seller hereby authorise the Purchaser R.K. Township Promoters (P) Ltd., represented by 1) Managing Director, Madduluri Mala Kondaiiah, S/o. Kondaiiah, 2) Vangavelli Sririvasa Murthy, S/o. Late Murthi Sharma 3) Madduluri Narasimham, S/o. Gangaiah, No.1 can act individually and 2 to 3 can jointly but not individually as true and lawful attorneys to do the following :

- i) To execute a proper deed of conveyance of the said property to the said nominees on behalf of the seller and to receive and admit the receipt of consideration sellers behalf.
- ii) To present the sale deeds on behalf of the seller for registrations to admit receipt of consideration, to have the conveyance registered and into do acts and things necessary and incidental to the completion of the registration and conveying the said property to the Purchaser or its nominees as full and effectively in all respects.

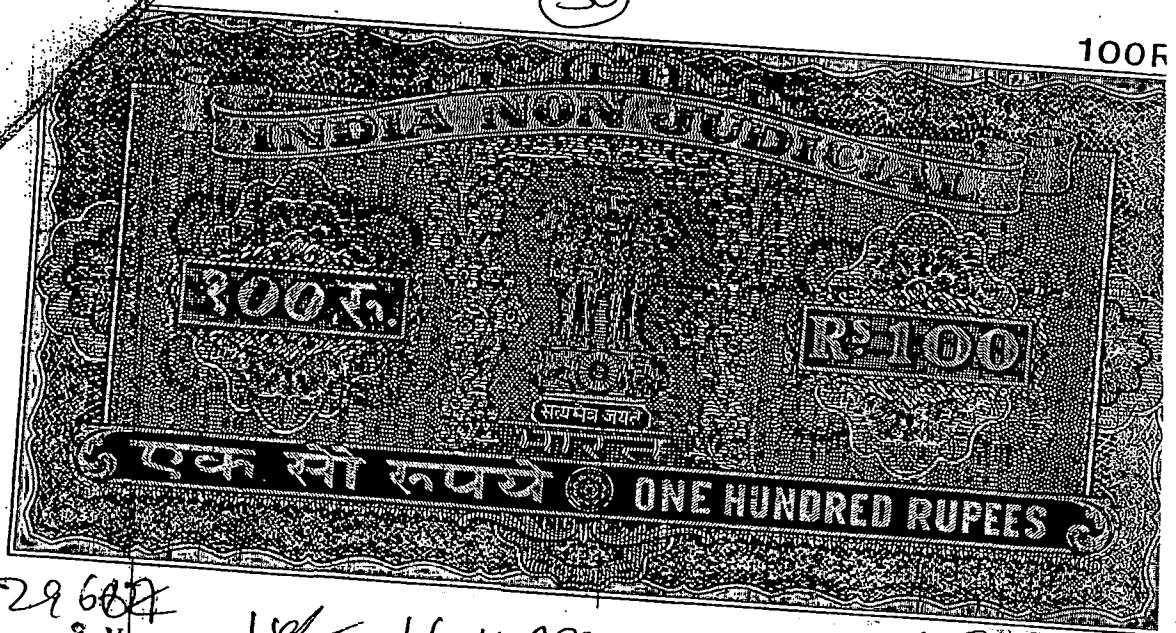
L.T.I. OF AKKARABOINA KANNAN

M. Narasimham

99-

(30)

100R



29607

S. No.

Rs.

Dt

16.10.98

For M. M. Kondaiya / Sri Kondaiya / R. K. Town Ship Promoter (P) Ltd

B.R.S. PRAKASH RAO
Stamp endor VSP

- iii) To attend all public offices, Municipal Corporation, VUDA as the case may be and to represent the sellers before concerned authorities to get necessary approvals.
- iv) To sign on necessary forms, declarations, plans, affidavits on seller behalf.
- v) To obtain permission orders from ULC office U/S 26 & 27 of the ULC Act on seller behalf and to do all necessary things acts for that purpose if necessary.
- vi) To obtain ITC U/S 230-A on seller behalf.
- vii) To appoint and constitute on seller behalf, pleaders vakils, advocates or other attorneys is situation warrants.
- viii) To appear and act in all courts, civil, criminal, revisional or appellate in the union of India, and to sign verify and to file plaints, written statements and also to present appeals in any court and other incidental and required proceedings arising out of any manner in respect of the said property.

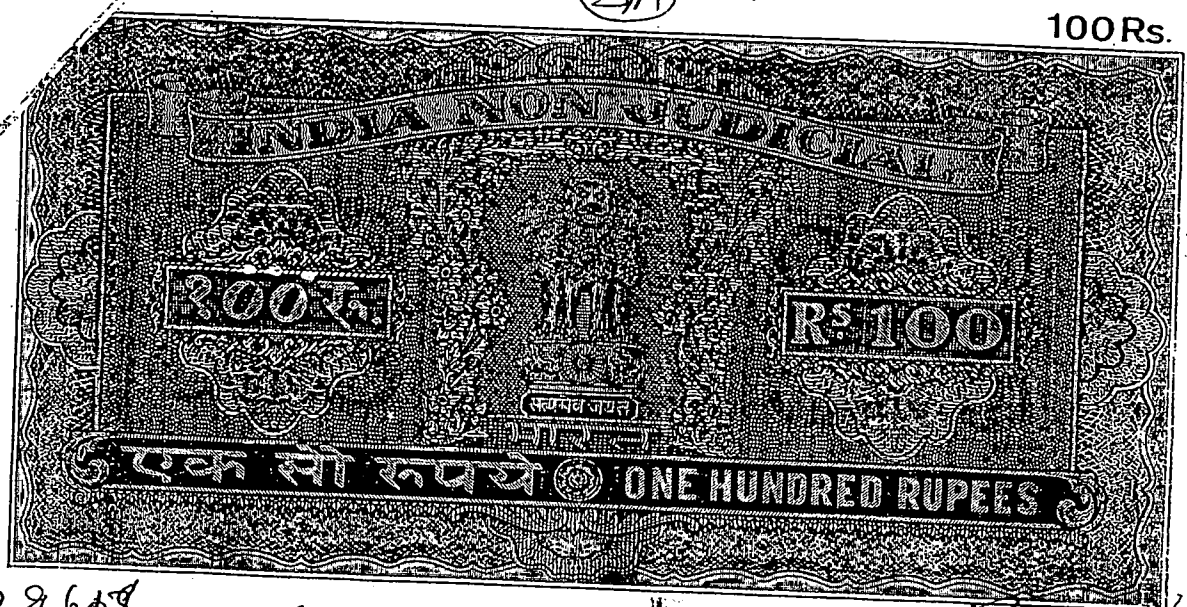
L.T.I. OF AKKARABOINA KANNALU



100

31

100Rs.



29608 16/10-98
M.M. Kondaiiah/Sri Kondaiiah
for R.B. Township Promoter (P/170)
Stamp - endor VSP

- ix) To apply and seek adjustment of stamp duty paid in this document on the subsequent sale deeds under relevant sections in the Indian Stamp Act.
- x) The seller hereby agree to ratify and confirm such act done by the said Purchaser in pursuance of the above said powers and shall treat them as if they are done by them personally.

SCHEDULE

Visakhapatnam District, Anandapuram Mandal, Vellanki Panchayat, Vellanki Village,
Patta No. — S.No. 243/7, Extent Ac. 0.70 cents, bounded by :

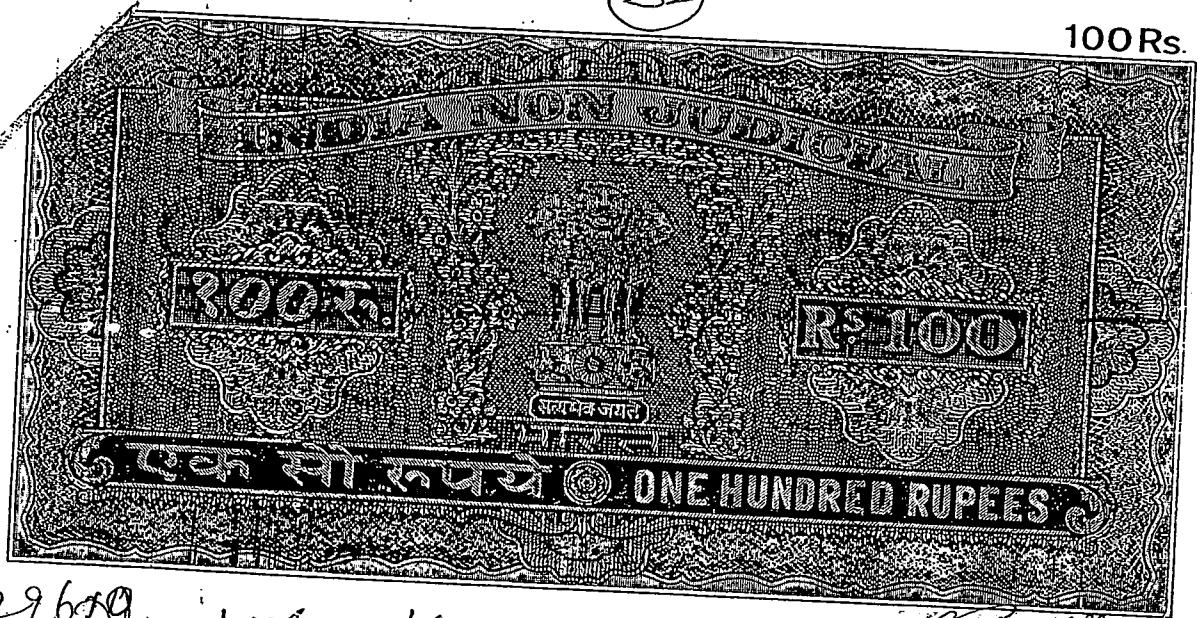
L.T.I. OF AKKARABOINA KANNALU



- (8) -

(32)

100Rs.



29689
B. No. 1
16/10/98

M. M. Kondaiah Goswami Kondaiah
for R. L. Town Ship Promoter (P) Ltd

Stamp. encl. VSP

Boundaries

- East : ZEROYATHI LAND OF OUR FAMILY MEMBERS.
- South : ZEROYATHI LAND OF KURAKULA LAXMAN AND OTHERS.
- West : ZEROYATHI LAND OF AICKARABOINA GURUHA.
- North : ZEROYATHI LAND OF AICKARABOINA GURUULU.

This is not an assigned land. Market value of the property is Rs.87,500/-.

L.T.I. OF AICKARABOINA KANNALU

SELLER

M. Narasimham
PURCHASER

Witnesses :

1) Mr. A. V. Seshagiri Rao

2) L.T.I. OF KARAI RAMAYYAR

3) L.T.I. OF KARAI APPA

Drafted by :

A. V. Seshagiri Rao

A. V. SESHAGIRI RAO

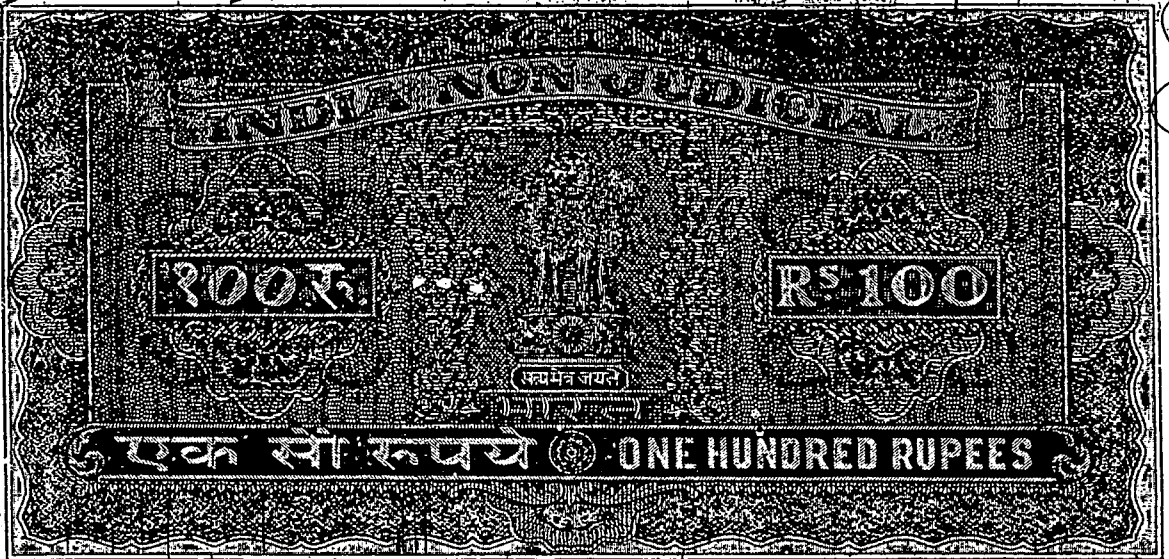
B. Com.,
Doc. Writer

D. NO. 21/98
SHEEMUNIPATNAM

P16

-102-

P-16



29582

S.No.

Rs.

Dt

16-10-98

S.No.

Rs.

Stamp Vendor VSP

M. M. Kondaiiah / Sri Kondaiiah. H.P.
 for R.K. Township Promoters (P) Ltd.

AGREEMENT TO SELL Cum GENERAL POWER OF ATTORNEY

This Deed of Agreement to sell cum General Power of Attorney is executed, on this day of 17th October, 1998 by Akkaraboyina China Guravayya, S/o. Late Akkaraboyina Thodaya, and Akkaraboyina Appa Rao and Venkata Ramana, Sons of A. China Guravayya, residing at Anandapuram Mandal, Visakhapatnam Dist. Bheemunipatnam, Vellankii Village, hereinafter called the FIRST PARTY SELLER and in favour of R.K. Township Promoters Pvt. Ltd. represented by

- 1) Managing Director Madduluri Mala Kondaiiah, S/o. Kondaiiah
- 2) Vangaveti Srinivasa Murthy, S/o. Late Maruthi Sharma
- 3) Madduluri Narasimham, S/o. Gangalah situated at D.No. 47-10-33/5, First floor, Ramaniketan, Nr. Diamond Park, Dwarakanagar, Visakhapatnam one (1) can act individually, 2 to 3 can act jointly but not individually hereinafter called the Second Party (Purchaser).

L.T.I. OF AKKARABOWA CHINA GURAVAYYA

L.T.I. OF AKKARABOWA

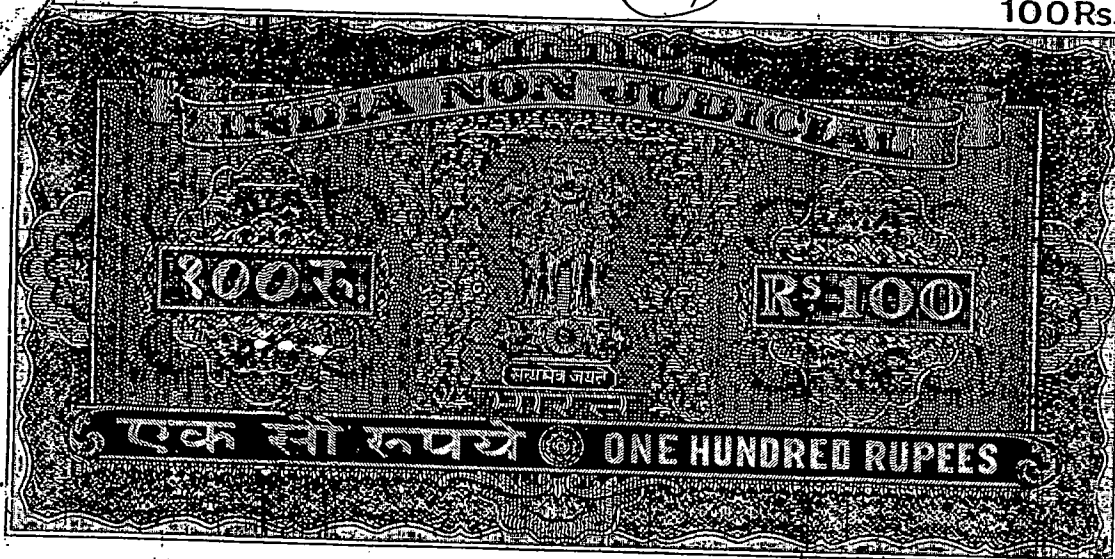
M. Narasimham

29582

= 103 -

34

100Rs.



29573
S. No.
Sri/Smt

No.

Di

16/10/98

200158
B. K. KACH RHO
Stamp - endor VSP

for M. N. Kondaiah S/o Sri Kondaiah
R. K. Town Ship Promoter (P/Ltd)

Wherever the words "Seller" and "Purchaser" which occurs in this Deed shall mean and include their heirs, successors, Legal representatives, assignees, executors, administrators etc.

Whereas ~~the Seller has purchased the scheduled mentioned property under was~~
~~a Registered Sale Deed at Sub-Registrar's Office, Bhoomunipattam, 3/4/98~~
~~the property to and he was in possession and enjoyment of the~~
same till date.

The Seller hereby assure that the Purchaser that the scheduled mentioned property is unencumbered and undisputed one by way of Sale, mortgage, lease agreements and attachments etc.

Whereas the Seller put the property to sell and the Purchaser willing to purchase the same and both the parties have agreed upon the following terms and conditions.

L.T.I. of AKKARABOINA, CHINA GURA

L.T.I. of AKKARABOINA

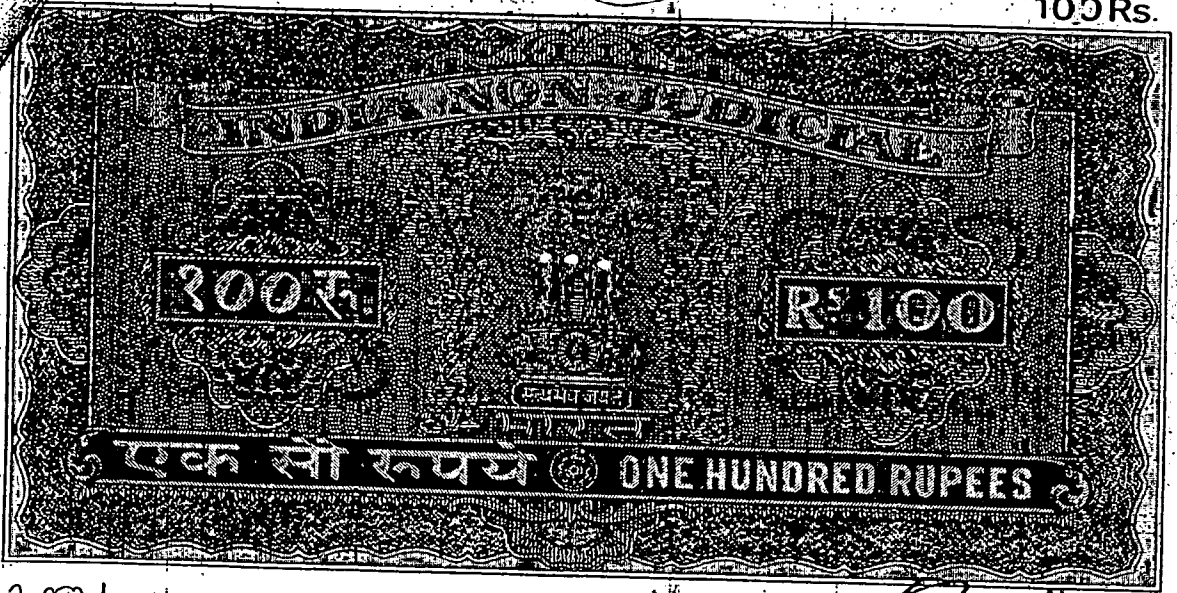
2. 2550800 F 350004

M. N. Kondaiah

-1049-

(35)

100Rs.



29584

B. No.
Sri / Smt

Rs.

Di

16.10.98

D. S. KARASH RAO
Stamp & Endor. VSP

M. M. Kondeiah / R. K. Town Ship Homestay (P/4D)

- 1) The Seller had agreed to sell and the Purchaser had agreed to purchase the scheduled mentioned property at the rate of Rs.87,500/- (Rupees Eighty Seven thousand Five hundred Only).
- 2) In consideration of this agreement of Sale cum General Power of Attorney the Purchaser had paid Rs.80,000/- (Rupees Eighty thousand Only) by cash and advance towards above mentioned sale consideration.
- 3) The Purchaser had agreed to pay the balance sale consideration of Rs.7,500/- (Rupees Seven thousand Five hundred only) within fifteen days from the date of execution of this deed. However the possession of the vacant site is handed over to the Purchasers today.
- 4) If thereby any dispute regarding title deed that may arise regarding to the Scheduled Property the seller is responsible to clear them at his cost.

L.T.I. OF AKKARABOINA CHINA GURAJI

L.T.I. OF AKKARABOINA

2. 05.10.2000 2. 03.05.2002

M. Narasimham

36

100 Rs.



29588-100 16.10.98
S. No. Rs. Dt. Sri / Smt. H. M. Kondraiah s/o Sri Kondraiah
for R. K. Town Ship Promoter (P/L) +

B.R.C. PR200460
Stamp Vendor VSP

5) Whereas the seller is unable to be present personally for execution of sale deeds in the name of the Purchaser or in the names of their nominees and do deliver possession of land to the prospective Purchasers in whose names the sale deeds are to be registered, therefore the Seller hereby authorise the Purchaser R.K. Township Promoters (P) Ltd., represented by 1) Managing Director, Madduluri Mala Kondaiah, S/o. Kondaiah, 2) Vangaveti Srinivasa Murthy, S/o. Late Murthi Sharma 3) Madduluri Narasimham, S/o. Gangaiah, No.1 can act individually and 2 to 3 can jointly but not individually as true and lawful attorneys to do the following:

i) To execute a proper deed of conveyance of the said property to the said nominees on behalf of the seller and to receive and admit the receipt of consideration sellers behalf.

ii) To present the sale deeds on behalf of the seller for registrations to admit receipt of consideration, to have the conveyance registered and into do acts and things necessary and incidental to the completion of the registration and conveying the said property to the Purchaser or its nominees as full and effectively in all respects.

LT-1 OF AKICARABONA CHENA GURUJIA

1. L.T.I. OF ALICARABOINIA

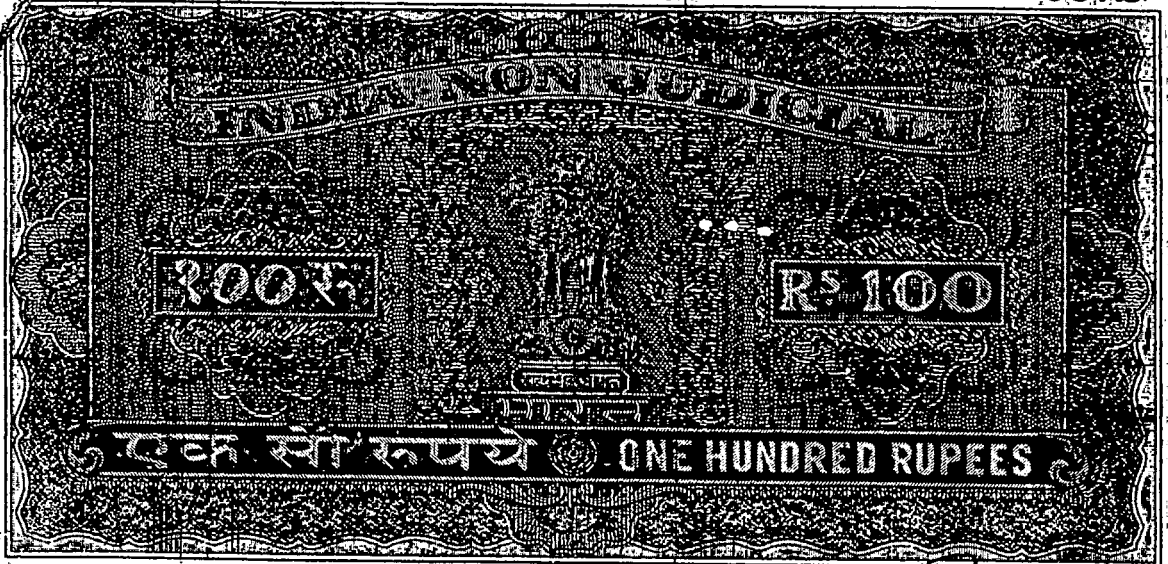
M. Naresimhetti

3. అవశరమైన వేంకటరాజు

-106

37

100Rs.



28586
S. No.
Set / Set

16-10-98
M.M. - Kondaiiah / Sri Kondaiiah. hsa
for R.K. Township Promoter (P/Ltd)

200461
Stamp - endor VSP

- iii) To attend all public offices, Municipal Corporation, VUDA as the case may be and to represent the sellers before concerned authorities to get necessary approvals.
- iv) To sign on necessary forms, declarations, plans, affidavits on seller behalf.
- v) To obtain permission orders from ULC office U/S 26 & 27 of the ULC Act on seller behalf and to do all necessary things acts for that purpose if necessary.
- vi) To obtain ITC U/S 230-A on seller behalf.
- vii) To appoint and constitute on seller behalf, pleaders vakils, advocates or other attorneys is situation warrants.
- viii) To appear and act in all courts, civil, criminal, revisional or appellate in the union of India, and to sign verify and to file plaints, written statements and also to present appeals in any court and other incidental and required proceedings arising out of any manner in respect of the said property.

C.T.I. OF AKKARABOINA CHINNA GUNTHA

C.T.I. OF AKKARABOINA CHINNA GUNTHA

M. Narasimham

38

మరి / పింఛ

1610-98

Stamp - end of 200462

Stamp
for M.M. Kondaiyal S/O Sri Kondaiyal - 188
R. K. Town Ship Promoters (P) Ltd

- ix) To apply and seek adjustment of stamp duty paid in this document on the subsequent sale deeds under relevant sections in the Indian Stamp Act.
- x) The seller hereby agree to ratify and confirm such act done by the said Purchaser in pursuance of the above said powers and shall treat them as if they are done by them personally.

Visakhapatnam District, Anandapuram Mandal, Vellanki Panchayat, Vellanki Village,
Patta No. 284, S.No. 243/7, Extent: A.C. 0.70 cents bounded by :

U.T.I. OF AICKARADORA CHINA CURE-74

4 LT. I. OF NICKERBOURNE'S DAY

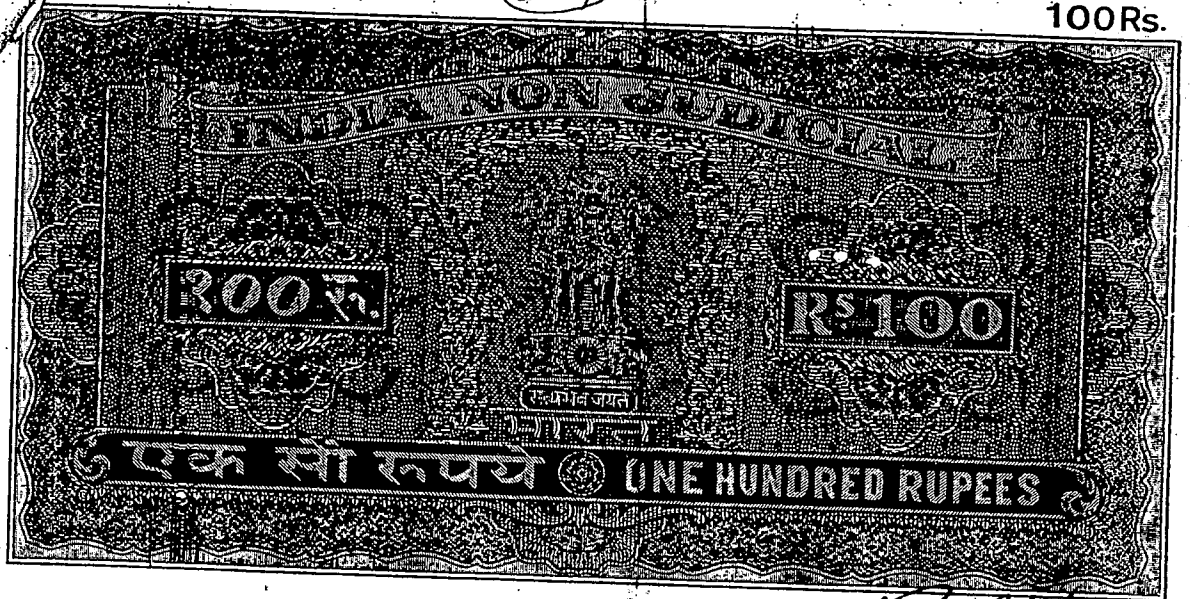
M. narasimham

2. இது உத்தியோகம் மட்டுமல்ல

- 108 -

(39)

100Rs.



29588

S. No.
311/500

102 Dt 16.10.88

M.M. Kondraiah S/o Sri Kondraiah
R.C. Township Promoter (P) Ltd.

B.R. KASH RAO
Stamp - endor VSP

266463

Boundaries

- East : Zeroyathi land of Relangi Suribabu
South : Zeroyathi land of our family.
West : Zeroyathi land of Kurakula Lakshmana
North : Zeroyathi land of our family.

This is an assigned land. Market value of the property is Rs.87,500/-

C.T.I. of AKKARABOINA CHINA GURDHA.

C.T.I. of AKKARABOINA

SELLER

M. Narasimham
PURCHASER

Witnesses :

- 1) K. Ch. Srinivas Reddy
- 2) Mr. P. Srinivas

Drafted by :

A. V. SESHAGIRI RAO
B. Com.,
Dist. Document Writer

D.L. NO. 2056/RL NO. 101/88
SHEEMUNIPATNAM

-109 -

P=

P-17

Savitri

2129/98

(40)

P5

100RS

(7)



28506

10/10/98

10/10/98

D.S. BR 200451
Stamp andor VSP

M.M. Kondaiah S/o Sri Kondaiah Rep
R.K. Township Promoters (P) Ltd

AGREEMENT TO SELL cum GENERAL POWER OF ATTORNEY

This Deed of Agreement to sell cum General Power of Attorney is executed, on this day of 16th October, 1998 by Akkaraboyina Suramma, Wife of Late A. Gangaiah and ~~Akkaraboyina Sur~~ 2) Akkaraboyina Ramu, 3) ~~Akkaraboyina~~ ~~Gangaiah~~, Sons of Late A. Gangaiah are residing at Anandapuram Mandal, Visakhapatnam Dist. Bheemunipatnam, Vellankii Village, hereinafter called the FIRST PARTY SELLER and in favour of R.K. Township Promoters Pvt. Ltd., represented by

- 1) Managing Director Madduluri Mala Kondaiah, S/o. Kondaiah
- 2) Vangaveti Srinivasa Murthy, S/o. Late Maruthi Sharma
- 3) Madduluri Narasimham, S/o. Gangaiah situated at D.No. 47-10-33/5, First floor, Ramahiketan, Nr. Diamond Park, Dwarakanagar, Visakhapatnam one (1) can act individually, 2 to 3 can act jointly but not individually hereinafter called the Second Party (Purchaser).

1. L.T. OF AKKARABOI

2. 032825awsoom

3. V. L. L. L. L.

M. Narasimham

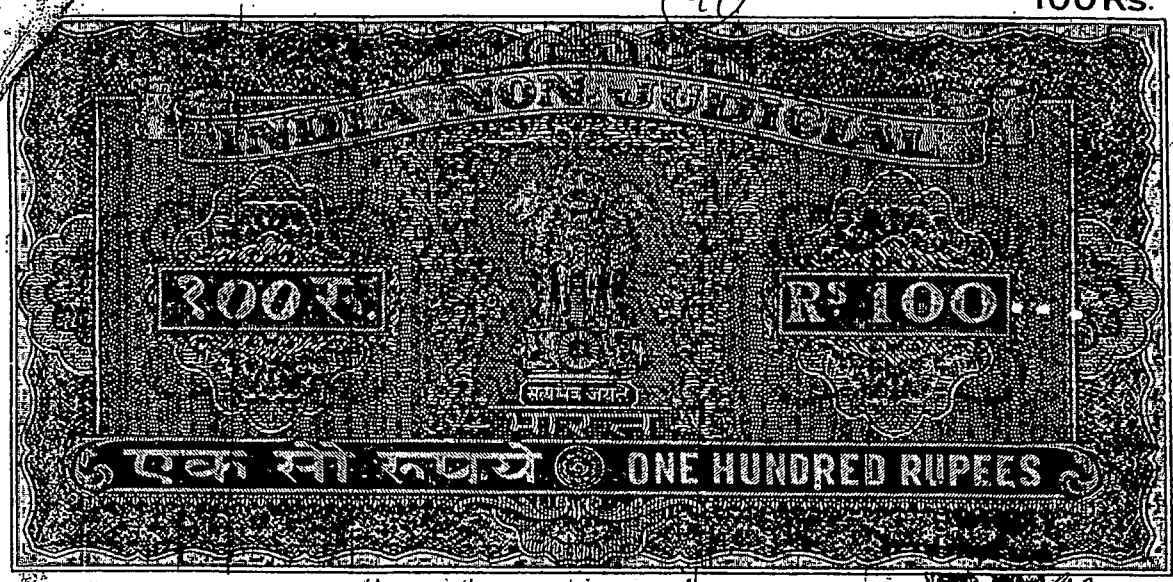
PURCHASER

TWO ERRORS IN 4th LINE & One Error in 5th Line

-110-

(41)

100Rs.



22697
S. No. 16/10/98
Sri/Smt M. M. Kondaiah/s. Kondaiah
R. K. Township Promoters (P/L)

BR. 100/472
Stamp - endur VSP

Wherever the words "Seller" and "Purchaser" which occurs in this Deed shall mean and include their heirs, successors, Legal representatives, assignees, executors, administrators etc.

Whereas ~~the scheduled mentioned property was~~ Acquired by inheritance from their ancestors and was a Registered Sale Deed at Sub-Registrars Office, Bheemunipatnam, Bk. the property is ~~and to way~~ in possession and enjoyment of the same till date.

The Seller hereby assure that the Purchaser that the scheduled mentioned property is unencumbered and undisputed one by way of Sale, mortgage, lease agreements and attachments etc.

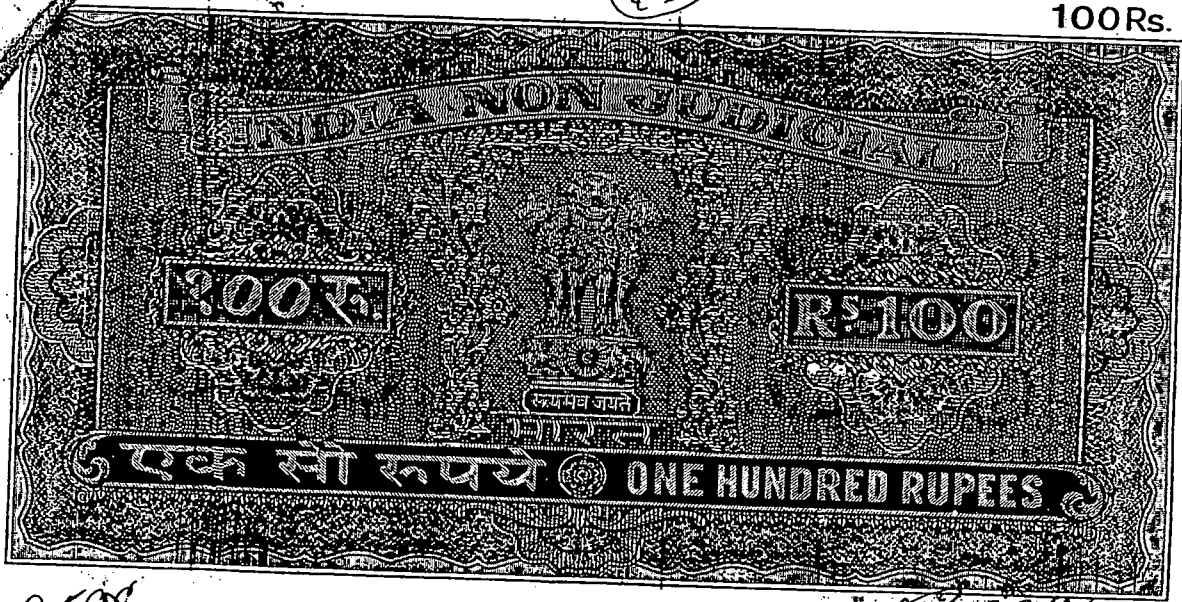
Whereas the Seller put the property to sell and the Purchaser willing to purchase the same and both the parties have agreed upon the following terms and conditions.

L.T.I. OF NIKKARABAI SUR
0828250000
V. K. V. V. V.
M. N. A. S. M. N. A. S.

- 111 -

(42)

100Rs.



29598 16.10.98
S. No. Raj. Dt. 16.10.98
Sri/Smt. M. N. Kondaiiah/Sri Kondaiiah. W. R.
For R. K. Township Promoter, (P) 43
B.D. No. 200473
Stamp Vendor VSP

- 1) The Seller had agreed to sell and the Purchaser had agreed to purchase the scheduled mentioned property at the rate of Rs.87,500/- (Rupees Eighty Seven thousand Five hundred Only).
- 2) In consideration of this agreement of Sale cum General Power of Attorney the Purchaser had paid Rs.80,000/- (Rupees Eighty thousand Only) by cash and advance towards above mentioned sale consideration.
- 3) The Purchaser had agreed to pay the balance sale consideration of Rs.7,500/- (Rupees Seven thousand Five hundred only) within fifteen days from the date of execution of this deed. However the possession of the vacant site is handed over to the Purchasers today.
- 4) If thereby any dispute regarding title deed that may arise regarding to the Scheduled Property the seller is responsible to clear them at his cost.

C.T.I. OF AKKORABINA SURAMM

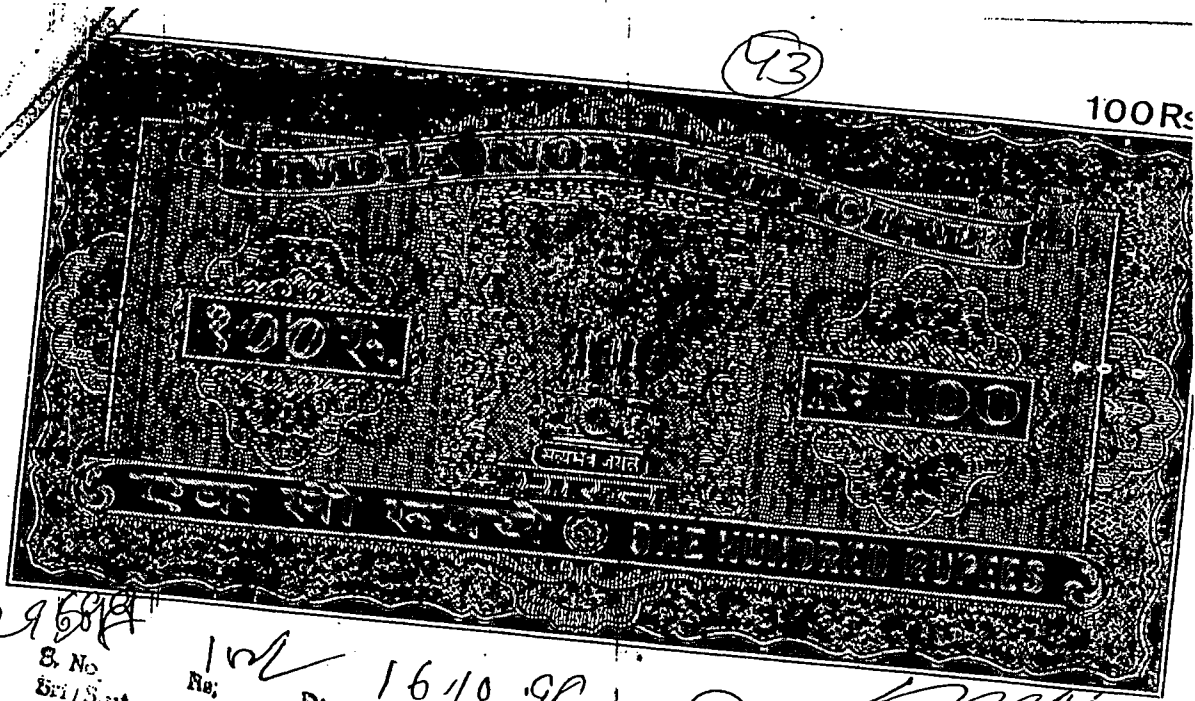
అకొరబినా సురమ్మ



V. K. Siva
M. Narasimham

112

43



29698
S. No.
Sri/Sant

Re: 16/10/98

Di

B.N.C. No. 1200474
Stamp - endor VSP

for M.M. Kondaiah & Sri Kondaiah
R.K. Township Promoters (P) Ltd

5) Whereas the seller is unable to be present personally for execution of sale deeds in the name of the Purchaser or in the names of their nominees and do deliver possession of land to the prospective Purchasers in whose names the sale deeds are to be registered, therefore the Seller hereby authorise the Purchaser R.K. Township Promoters (P) Ltd., represented by 1) Managing Director, Madduluri Mala Kondaiah, S/o. Kondaiah, 2) Vangaveti Srinivasa Murthy, S/o. Late Murthi Sharma, 3) Madduluri Narasimham, S/o. Gangaiah, No.1 can act individually and 2 to 3 can jointly but not individually as true and lawful attorneys to do the following :

- i) To execute a proper deed of conveyance of the said property to the said nominees on behalf of the seller and to receive and admit the receipt of consideration sellers behalf.
- ii) To present the sale deeds on behalf of the seller for registrations to admit receipt of consideration, to have the conveyance registered and into do acts and things necessary and incidental to the completion of the registration and conveying the said property to the Purchaser or its nominees as full and effectively in all respects.

L.T. I. OF AKKARABOINA

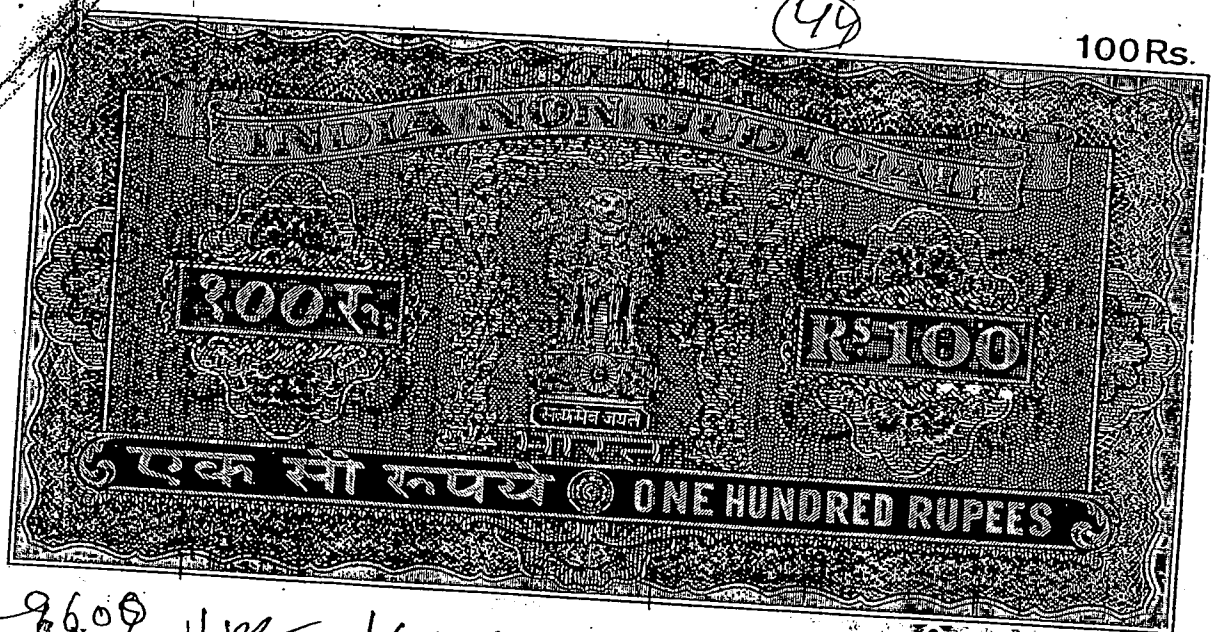
05882520020

V. L. I.

M Narasimham



-113-



29600 16/10/88
B. No. 16/10/88
Sri/Smt. M. M. Kondaiah & Son Kondaiah
R. K. Township Promoters (P) Ltd
B. H. KASH RAO
Stamp ex. dor VSP

- iii) To attend all public offices, Municipal Corporation, VUDA as the case may be and to represent the sellers before concerned authorities to get necessary approvals.
- iv) To sign on necessary forms, declarations, plans, affidavits on seller behalf.
- v) To obtain permission orders from ULC office U/S 26 & 27 of the ULC Act on seller behalf and to do all necessary things acts for that purpose if necessary.
- vi) To obtain ITC U/S 230-A on seller behalf.
- vii) To appoint and constitute on seller behalf, pleaders vakils, advocates or other attorneys is situation warrants.
- viii) To appear and act in all courts, civil, criminal, revisional or appellate in the union of India, and to sign verify and to file complaints, written statements and also to present appeals in any court and other incidental and required proceedings arising out of any manner in respect of the said property.

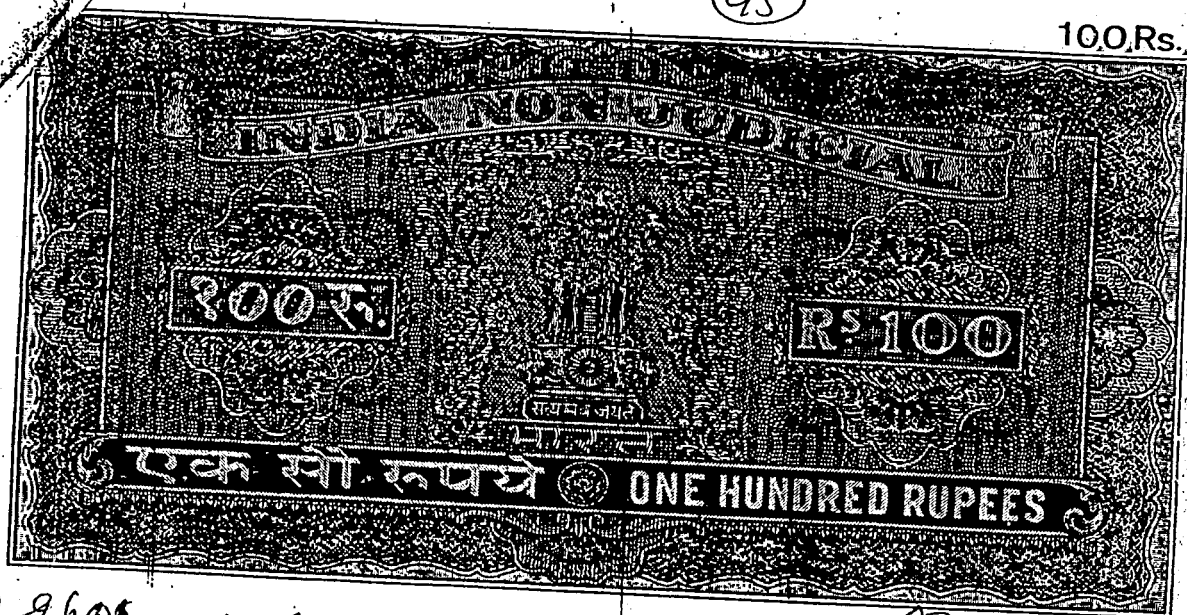
L.T.I. OF NICKARABOINA SURAM

08/05/2000

V. I. -

M. Narasimham

100 Rs.



29605

S. No.
Sri / Smt

Re:

D1

16-10-98

B.R. G. KA E HHC
Stamp. endor. VSP

200476

Stamp. Sidor. VSP

29600\$ 10/10-98
 S. No. 260476
 Srl / Smt M. M. Kondaiiah S/o S. Kondaiiah
 For R. K. Township Promoter (P) LTD
 Stamp. endor. VSP

- ix) To apply and seek adjustment of stamp duty paid in this document on the subsequent sale deeds under relevant sections in the Indian Stamp Act.
- x) The seller hereby agree to ratify and confirm such act done by the said Purchaser in pursuance of the above said powers and shall treat them as if they are done by them personally.

SCHEDULE

Visakhapatnam District, Anandapuram Mandal, Vellanki Panchayat, Vellanki Village,
Patta No. 285, S.No. 243/7, Extent Ac. 0.70 cents bounded by :

C.T.I. OF RICKARDOWING SUR

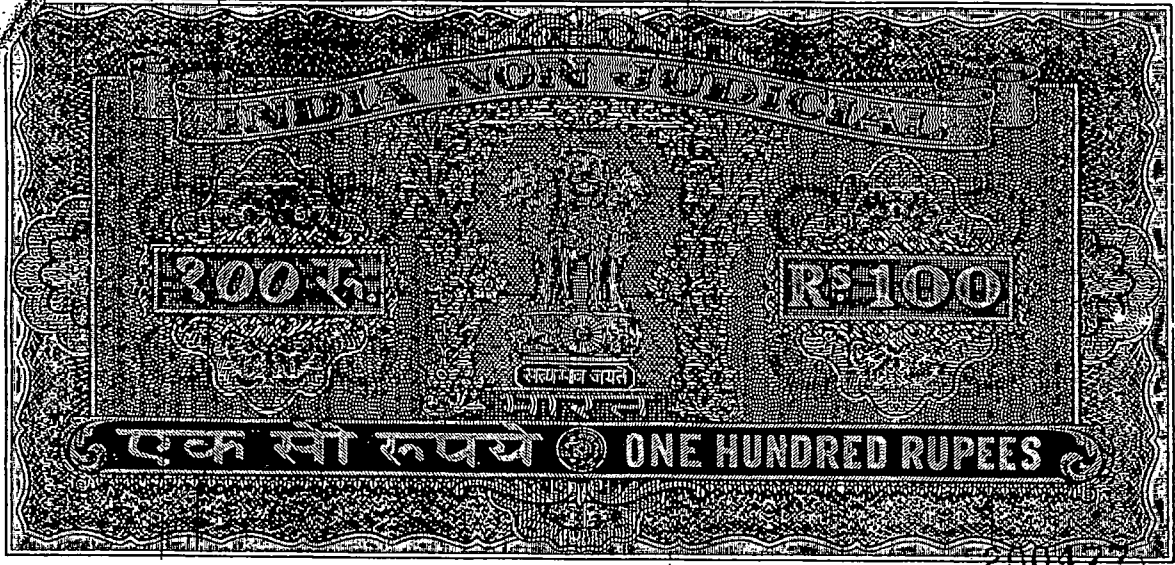
తివ్వక రబ్బించిన శివుడు

M. Narasimham

- 115 -

(46)

100Rs.



29602

S. No.
Sri/S.

Raj

Di

16.10.98

S. V. S. P. KASH RAO
Stamp .endor VSP

M. M. Kondaiiah / Sri Kondaiiah, 1st
R. K. Township Promoter (P/LTD)

Boundaries

- East : Zeroyathi land of Relangi Suribabu
South : Zeroyathi land of our family.
West : Zeroyathi land of Kurakula Lakshmana
North : Zeroyathi land of Garikina Ammoru and others

This is not an assigned land. Market value of the property is Rs.87,500/-

U.T.I. OF AKKARABOINA
SELLER
M. M. KONDIAH
PURCHASER

Witnesses :

- 1) K. M. S. S. S. S.
- 2) K. M. S. S. S.

Drafted by :

A. V. SESHAGIRI RAO
Dist. Document Writer
D. L. NO. 2/86 TEL NO. 101/97
THEEMUNIPATHAM

-116-

X

(47)

P6

2514852
2744037



A Symbol of Reality

R.K. Township Promoters (P) Ltd.,
(A Leading Real Estate Promoters in Andhra Pradesh)
D.No. 7-16-36/1/3, Main Road, Old Gajuwaka Jn, Visakhapatnam-530 026.

Ref.:

Date: 27-08-2018.....

To
The Asst. Commissioner,
Endowment Department,
Visakhapatnam.

Sir,

Sub:- Lands - Survey Nos. 243/6 and 243/7 of Vellanki Village, Anandapuram Mandal, Visakhapatnam District - Lay out approved by VUDA vide L.P.No.3/2004-Endowment Department treated the property in the survey numbers as endowment property - Refusal of Registration of the property in the survey numbers out of the layout by the Sub Registrar of Registration Department - Request for examination of the property in the Survey Numbers and removal of the survey numbers from 22-A of the Registration Act - Reg.

Ref:- 1) The list of Survey numbers coming under 22-A of Indian Registration Act.
2) L.P. No.3/2004 in Rc.No.1349/2003 dated 06-02-2004 of the Vice-Chairman, VUDA, Vspn.

Your kind attention is invited to the ref. 1st cited wherein the property in Sy.No.243/6 and 243/7 of Vellanki Village, Anandapuram Mandal, Visakhapatnam District is stated to have been included in the list of 22-A of Indian Registration Act stating it is Endowment property and it prohibits registration under Indian Registration Act.

In this connection I want to submit that the Revenue Department treats this property as Zirayathi Dry land and issued title Pattadar Pass Books to a private person with all rights including alienation. This is the reason why in the year 1998 R. K. Township Promoters Pvt. Ltd. has purchased a total extent of Ac.3.80 cents out of this property from clear title owners by way of sale agreements with General powers of Attorney registered in Sub-Registrar Office, Bhimunipatnam as Doct.No.2126/1998, Doct.No.2340/1998, Doct. of.No.2123/1998, Doct.No.2129/1998, and Doct.No.2144/1998.

I submit that this Ac.3.80 cents with other property of other survey numbers of the same village was developed as a layout. In the year 2004 the VUDA approved the layout vide L.P.No.3/2004 as stated in the ref. 2nd cited and R. K. Township Promoters Pvt. Ltd. sold out completely the plots in the said survey numbers to the purchasers by several sale deeds registered in sub registrar office, Bhimunipatnam from the year 2004.

Continue.....

- ♦ H.O. : D.No. 30-22-120/28, Sitarampuram, Eluru Road, Vijayawada- 2 Ph : 2565416, 2573313
- ♦ C.O. : D.No. 8-3-319/11, 3rd Floor, Doyen Chambers, Beside Saradhi Studio, Ameerpet, HYD - 73, Ph : 23751639, 55616442
- ♦ B.O. : D.No. 47-10-32, Guthikonda Mansions, Dwarakanagar, Visakhapatnam - 16 Ph 2565416, 2573313
- ♦ B.O. : D.No. 7-28-5, 3rd Floor, Raghavendra Complex, T-Nagar, Rajahmundry - 533 101, Ph : 2444797, 2428060

Office of the Assistant Commissioner
ENDOWMENTS DEPARTMENT
Turners Chetty, G...



Visakhapatnam Urban Development Authority

PROCEEDINGS

Re.No.1349/03/L.1(Plg.) dated:06-02-2004

Sub:- VUDA - Visakhapatnam - Planning - Approval of final layout in S.Nos.241/7,8, 242/1,2 and 243/1 to 7 of Vellanki (V), Anandapuram (M), Visakhapatnam District applied by Sri M.M.Kondalah & others for an extent of Acs.16.33 cts, approved in BLP No.15/1999 - Final L.P.No.3/2004 for an extent of Acs.15.21 cts - Approved orders - Issued.

Ref:- 1) This office proceedings Re.No.460/99/G.I. dated:30-11-99.

2) Lr. dated:1-9-03 of Sri Jawahar, Manager, (Liaison), M/s. R.K.Township Promoters (Pvt.) Limited, VSP.

3) Lr. dated:13-1-04 of Sri Jawahar, Manager, (Liaison), M/s. R.K.Township Promoters (Pvt.) Limited, VSP.

The B.L.P.No.15/1999 in S.Nos.241/7,8, 242/1,2 and 243/1 to 7 of Vellanki (V), Anandapuram (M), Visakhapatnam District for an extent of Acs. 16.33 cts. was released vide this office proceedings 1st cited in favour of Sri M.M.Kondalah and others to develop the layout in all respects as per BLP conditions within 2 years.

The applicant has stated in the letter 2nd cited, that they have developed the layout and an extent of Acs.1.12 cts. is deleted for development and the reasons behind for not developing this part is as per vastu reason and guidelines. They are advised not to develop particular part of the above land and hence requested to delete the above extent of Acs.1.12 cts. from the BLP and release the LP for an extent of Acs.15.21 cts. only.

Contd..2

Further, the applicants have paid Rs.1,23,100/- (Rupees one lakh twenty three thousand one hundred and ten only) to VUDA vide VUDA Challan No.132082, dated:13-1-2004 towards renewal fees for the above BLP for an extent of Acs.15.21 cts.

The matter has been examined in detail. The layout has been inspected by the officials of VUDA. The Dy.IEE (QCC), VUDA has also inspected the layout and certified that the developmental works of the layout are satisfactory. The applicant has handed over the open spaces and roads of the layout on Rs.100/- non-judicial stamp paper to the Panchayat Secretary, Velland Grampanchayat, Anandapuram (M), Visakhapatnam Dist.

The request of the applicant for deletion of land to an extent of Acs. 1.12 cts for the original extent of Acs.16.33 cts. approved in BLP No.15/1999 has been considered and the revised layout plan has been prepared with the following analysis.

Total extent of the revised layout = Acs.15.21 cts.

Sl. No.	Description	Extent in Ac. cts.	Percentage
1	Platted area	8.84	58.12
2	Roads area	4.72	31.03
3	Open space area	1.65	10.85
Total		15.21	100.00

Plot Details:-

Sl. No.	Size of plots	No. of plots
1	33' x 55'	159
2	40' x 60'	4
3	50' x 80'	13
4	50' x 110'	2
Total No. of plots:		178

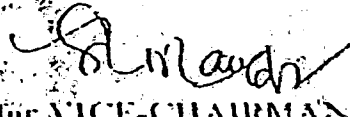
-119 -

Applicants have also paid Rs.99,200/- vide VUDA R.No.1137/13655 dated:15.11.99 towards security deposit for the above layout which will be refunded separately.

In view of the above, the final layout plan with L.P. No.3/2004 is hereby approved in S.Nos.241/7,8, 242/1,2 and 243/1 to 7 of Vellanki (V), Anandapuram (M), Visakhapatnam District for an extent of Acs.15.21 etc. only as requested by the applicant in the letter 2nd cited.

One set of approved plan with L.P.No.3/2004 duly authenticated along with L.P. conditions is herewith enclosed. The applicants are hereby directed to follow the approved L.P. and conditions enclosed herewith; failing which suitable action will be taken as per rules in force without further intimation in the matter

Encl: As above


for VICE-CHAIRMAN

To:
Sri M.M.Kondiah & Others: D.No.47-10-32, Guthikonda Mansions, Dwarakanagar,
Visakhapatnam

Copy to the Panchayat Secretary, Vellanki Grampanchayat, Vellanki (V), Anandapuram (M), Visakhapatnam Dist. along with layout plan for information & necessary action.

(60)

P11

L.Dis.No.503/88 A dt. 28-12-98

Mandal Revenue Office,
Anandapuram.

C E R T I F I C A T E

This is to Certify that the following lands situated at Vellanki(V) Anandapuram Mandal registered as Zeroyithi Dry lands as per Revenue records.

S.No.	Extent Ac.ots.	classifi cation
241/7	0.08	Zeroyithi Dry
241/8	3.92	-do-
242/1	3.48	-do-
242/2	1.39	-do-
243/1 to 6	5.36	-do-
243/7	2.10	-do-

Total: 16.33

It is certified that the above lands are not Government lands and Agricultural land or alling lands.



W. S. S. S. S.
MANDAL REVENUE OFFICER (F&C)
ANANDAPURAM.

To
The Managing Director,
M/s. N.K. Township Promoters Pvt. Ltd.,
Dharaknagar,
Vellanki Anandapuram.

+22 - 62

P20A

//TRANSLATED COPY FROM TELUGU TO ENGLISH//

Government of Andhra Pradesh, Revenue Department, Land Records computerization
Pattadar Adangal / Pahani Copy

S No.	Survey Number/ Sub Division No.	Total extent	Extent for cultivation	Land Description/ Cist	Land Description/ Water	Ayakattu extent	Khata number	Possession Holder (Father/ Husband)	Possession Holder (Father/ Husband)	Pattadar how to acquired the and/ cultivation
1	2	3	4/5	6/7	8/9	10	11	12	13	14/15
1	241-3	0.68	Patta	1.90	Metta		97	Jany Semaaju	Ramumathy	0.60
2	241-8	3.92	Patta	10.93	Metta		97	Jany Semaaju	Ramumathy	3.92
3	242-1	3.48	Patta	9.71	Metta		1089	Atkaraboyina Narasamma	-----	3.48
4	242-2	1.39	Patta	3.88	Metta		1089	Atkaraboyina Kannaiah	-----	1.39
5	243-6	1.70	Patta	4.74	Metta		386	-----	-----	1.70
6	243-7	2.70	Patta	5.86	Metta		5	Atkaraboyina Thotaiah	-----	2.70

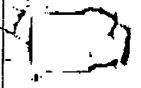
Certified by

SD/XXXXXXXXXX

Name: Tamarapalli Rama Krishna

Designation: Tahsildar

Mandal: Anandapuram



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-123-

Print

63

P/C

ఆదేశనామ/పాత్ర

వాలంటరీ వారి అనుభవము

సర్వే మరియు సేవలను ఇవ్వడం										పాముల రికార్డు				
సర్వే మరియు సేవలను ఇవ్వడం	సేవలు				సేవలు	సేవలు	సేవలు	సేవలు	సేవలు	సేవలు	సేవలు	సేవలు	సేవలు	సేవలు
	సేవలు	సేవలు	సేవలు	సేవలు										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
20-1-1	1-08		1-08							656	విద్యుత్ సౌకర్యం	విద్యుత్ సౌకర్యం	0.25	1000
20-2-1	0.68		0.68								విద్యుత్ సౌకర్యం	విద్యుత్ సౌకర్యం	0.25	1000
20-3-1	0.68		0.68								విద్యుత్ సౌకర్యం	విద్యుత్ సౌకర్యం	0.25	1000
20-3-2	0.68		0.68								విద్యుత్ సౌకర్యం	విద్యుత్ సౌకర్యం	0.25	1000
20-3-3	0.68		0.68								విద్యుత్ సౌకర్యం	విద్యుత్ సౌకర్యం	0.25	1000
20-3-4	0.68		0.68								విద్యుత్ సౌకర్యం	విద్యుత్ సౌకర్యం	0.25	1000
20-3-5	0.68		0.68								విద్యుత్ సౌకర్యం	విద్యుత్ సౌకర్యం	0.25	1000
										SR.No.103/1994/24 9-10-94				
										For. Local Revenue of				
										SUPERINTENDENT				
										MANDAL REVENUE OFFICE				
										AKANDAPURAM				
										3-66				

విద్యుత్ సౌకర్యం

SR.No.103/1994/24 9-10-94

4/9/94

-124- 64

P. 12

//TRANSLATED COPY FROM TELUGU TO ENGLISH//

Government of Andhra Pradesh, Revenue Department, Land Records computerization
Pattadar Adangal / Pahani Copy

S No	Survey Number/ Sub Division No.	Total extent	Extent for cultivation	Land Description/ Cist	Land Description/ Water	Ayakattu extent	Khata number	Possession Holder (Father/ Husband)	Possession Holder (Father/ Husband)	Pattadar how to acquired the land/ cultivation
1	2	3	4/5	6/7	8/9	10	11	12	13	14/15
2.	243-1	1.80	Patta	1-08	Metta		655	Akkraboyina---	-----	0.26 0.04 0.05
3.	243-2	0.68	Patta	0.68	Metta		617	Sarapani Kannaha	Appanama	0.12 0.21 0.16
4.	243-3	0.65	Patta	0.65	Metta		295	Akkraboyina Ganagrali	Pedda Appanama	0.65
5.	243-4	0.42	Patta	0.42	Metta		154	-----	-----	0.42
5.	243-5	0.83	Patta	0.83	METTA		532	Korada Appudu	---	0.25 0.33 0.34

Certified by

SD/-XXXXXXXXXX
Name: Tamarapalli Rama Krishna
Designation: Tahsildar
Mandal: Anaparthi

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-125-

P14

(65)

9/11

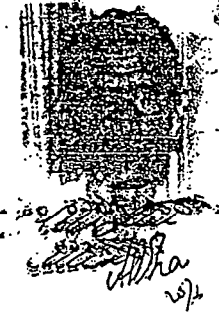
GRPY--80--21-3-94--2,00,000. Bks.

123383

C.

అంధ్రప్రదేశ్ ప్రభుత్వం
వట్టాదారు పాసు పుస్తకం

పట్టా నెం. * *
283



వ్యవసాయదారుని ఫోటో
(దీనిని మండల రెవిన్యూ అధికారి
రువ్వరచి, ముద్ర వేయాలి)

ప్రతిభాపాత్రానికి సాక్షి
ప్రతిపక్షానికి సాక్షి

రె.ల

కలంకి
ప్రతిపక్షానికి
నికాబుడు
నికాబుడు

1. వ్యవసాయదారు పేరు, తండ్రి/దా
పేరు, నివాసము
2. ఇతరములు కులం/ఇతరములు లేక
లేదా పేరుకలంకి రెవెన్యూ నెంబి
ఉన్నాదా
3. భూములు ఉన్న గ్రామం పేరు
4. రెవిన్యూ మండలం
5. రెవిన్యూ డివిజను
6. జిల్లా
7. హా పాసు చేసిన తేదీ

వ్యవసాయదారుని పేరుకలం
లేదా
చోటన ప్రతి ముద్ర.

మండల రెవిన్యూ అధికారి
పేరుకలం.

మండల రెవిన్యూ అధికారి
చోటన ప్రతి ముద్ర.

* * ఇవ్వటం యజమానికిచ్చిన తూచి యజమాన్యపు వాక్కు, పత్రము పుచ్చు పట్టా నెంబరు
ప్రాయోగి.

F1

1. శ్రీ శ్రీ సుచిన్మూర్తి కృష్ణ రేణుకా సత్యనారాయణ
బాపి ఎవరూ

పూర్వ వివరాలు

ప్రపంచమున

[illegible]

F1

గారు స్వయంగా సాగించేయు మరియు కౌటదార్లకు, రాకట్టుదార్లకు ఇచ్చిన

[illegible]

జి.పి.ఆర్. రెవెన్యూ డివిజన్	జి.పి.ఆర్. రెవెన్యూ డివిజన్
అనంతపురం	అనంతపురం

F2

-127-

C

(67)

No.123383

Government of Andhra Pradesh

Owner of Land Pattadar Title Deed

Patta No. 283

1. Name of the Pattadar/ Father/Husband name and address Akkaraboyina Kannaiah s/o.Pedda Guraiah
2. Schedule Caste/ : BC
3. Village Name of the land : Vellainki
4. Mandal Revenue : Anandapuram
5. Revenue Division : Visakhapatnam
6. District : Visakhapatnam
7. date of issue :

Sd/-xxx
Signature of Pattadar
Or
Office seal date

Panchayath Secretary
Sd/-xxx
Signature of VRO
Grama Panchayath

Sd/-xxx
signature of Mandal Revenue
Officer,
Anandapuram

Sd/-xxx
Revenue Divisional Officer,
Anandapuram
Office Seal,

128-68

P22

Akkaraboyina Kannaiah w/o.Pedda Guraiah

S.No.	Sy.No. Sub- Division No.	Extent A-Cts A-Gts	Classi- fication Wet/Dry/	How acquired 1. Hereditary 2. Purchase Or 3. Any other mode	Particul ars of any unregd loans	Signatur e of Manga Revenue Officer,	Registration Value of acre o land	Particul ars of loans for last 10 years	Signat ure of Sub- Registe r	Rema ks
1	2	3	4	5	6	7	8	9	10	11
1	243-7	0-77	Dry							

Sd/-xx

Mandal Revenue Officer

Anandapuram Mandal

C.

అంధ్రప్రదేశ్ ప్రభుత్వం
పట్టాదారు పాసు పుస్తకం

పట్టా నెం. * *
285



వ్యవసాయదారుని ఫోటో
(డివి మండం రెవెన్యూ అధికారి
ప్రయతన, ముద్ర వేయాలి).

1. వ్యవసాయదారు - పేరు, సంస్థ/వర్గం
పేరు, విరువాత
2. పెద్దయ్యల కుం/పెద్దయ్యల వంశ
శ్రేణి పేరుకంటే వంశంకే వెండి
ఉన్నారా
3. బాములు ఉన్న గ్రామం పేరు
4. రెవెన్యూ మండలం
5. రెవెన్యూ డివిజన్
6. జిల్లా
7. తొలి నమోదు చేసిన తేదీ

క్రిష్ణ రవిచంద్ర సత్యం
మీ గంగయ్య
డి.సి.
వలంకి
రెవెన్యూ
డివిజన్
విశాఖపట్నం

వ్యవసాయదారుని వెంటకం
శ్రేణి
చాలు ప్రతి ముద్ర.

మండం రెవెన్యూ
అధికారి వెంటకం.

మండం రెవెన్యూ
అధికారి వెంటకం.

డివిజన్ రెవెన్యూ అధికారి

* * ఇవ్వల యజమానికిచ్చిన మామి యాజమాన్యపు పక్కా పత్రము పున్న పట్టా నెంబరు
ప్రాయోగి.

1. శ్రీశ్రీమద్విమానాశ్రయచక్రవర్తిని సమర్పించు
భూమి వివరాలు

1. శ్రీశ్రీమద్విమానాశ్రయచక్రవర్తిని సమర్పించు
భూమి వివరాలు

[illegible]

గారు పెద్దయింగా పాగువేయు నదియు కేదగార్లకు రాళ్ళుదార్లకు ఇచ్చి

[illegible]

F2

-131-

C



No.123385

Government of Andhra Pradesh

Owner of Land Pattadar Title Deed

Patta No. 285

1. Name of the Pattadar/ Akkaraboyina Suramma
Father/Husband name and address w/o. Gangaiah
2. Schedule Caste/ : BC
3. Village Name of the land : Vellainki
4. Mandal Revenue : Anandapuram
5. Revenue Division : Visakhapatnam
6. District : Visakhapatnam
7. date of issue :

Sd/-xxx
Signature of Pattadar
Or
Office seal date

Panchayath Secretary
Sd/-xxx
Signature of VRO
Grama Panchayath

Sd/-xxx
signature of Mandal Revenue
Officer,
Anandapuram

Sd/-xxx
Revenue Divisional Officer,
Anandapuram
Office Seal,

72
-132-

Akkaraboyina Suramma w/o. Gangaiah

S.No.	Sy.No. Sub- Division No.	Extent A-Cts 4-Gts	Classi- fication Wet/Dry/	How acquired 1. Hereditary 2. Purchase Or 3. Any other mode	Particul ars any unregd loans	Signatur e of Manga Revenue Officer,	Registration Value of acre land	Particul ars loans for last 13 years	Signat ure of Sub- Registr	Rema rks
1	2	3	4	5	6	7	8	9	10	11
1	243-7	0-70	Dry							

Sd/-xx

Mandal Revenue Officer
Anandapuram Mandal

L3384
C

అంధ్రప్రదేశ్ ప్రభుత్వం
వట్టాదారు పాసు పుస్తకం

వట్టా పం. * *
284

పం.దం రెవెన్యూ అధికారి
ఆనందపురం

వ్యవసాయదారుని పోటా

(డివి మండం రెవెన్యూ అధికారి
ప్రభుత్వం, ముద్ర వేయాలి)

ప్రొ. కె. శ్రీనివాసుల సున గౌరవం
రా. చోరబిల రహదారి

18.2
వెంకట
ప్రొ. శ్రీనివాసుల
విశాఖపట్నం
విశాఖపట్నం

1. వ్యవసాయదారు పేరు, సంజ్ఞ/రకం
పేరు, విశేషాలు
2. ఇతర కులం/ఇతర కులం
లేదా వెంకటేశ్వర కులంకి వెండి
ఉన్నారా
3. భూములు ఉన్న గ్రామం పేరు
4. రెవెన్యూ మండలం
5. రెవెన్యూ డివిజన్
6. జిల్లా
7. తండ్రి పేరు లేదా

వ్యవసాయదారుని పంఖం
లేదా
చాటు ప్రతి ముద్ర.

గ్రామ పరిపాలనాధికారి
పంఖం.

జిల్లా రెవెన్యూ అధికారి
పంఖం.
కొత్తూరు ముద్ర వేయాలి.

* * ఇచ్చట యజమానికిచ్చిన భూమి యాజమాన్యపు హక్కు ఎవరము పున్న వట్టా పంఖం
వ్రాయాలి.

1. శ్రీశ్రీమతి/కు
భూమి వివరాలు

F1

నాకు స్వయంగా సాగుచేయు మరియు కౌలుదార్లకు రాజ్ఞుదార్లకు ఇచ్చిన

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No.123384

Government of Andhra Pradesh

Owner of Land Pattadar Title Deed

Patta No. 284

1. Name of the Pattadar/
Father/Husband name and address Akkaraboyina Chinna Guraiah
s/o. Thotaiah
2. Schedule Caste / : BC
3. Village Name of the land : Vellainki
4. Mandal Revenue : Anandapuram
5. Revenue Division : Visakhapatnam
6. District : Visakhapatnam
7. date of issue :

Sd/-xxx
Signature of Pattadar
Or
Office seal date

Panchayath Secretary
Sd/-xxx
Signature of VRO
Grama Panchayath

Sd/-xxx
Revenue Divisional Officer,
Anandapuram
Office Seal,

Sd/-xxx
signature of Mandal Revenue
Officer,
Anandapuram

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P-2

Akkaraboyina Chinna Guraiah s/o. Thotaiah

S.No.	Sy.No. Sub- Division No.	Extent A-Cts A-Gts	Classi- fication Wet/Dry/	How acquired 1. Hereditary 2. Purchase Or 3. Any other mode	Particul ars o e Manga any unregd loans	Signatur Revenue Officer,	Registration Value of acre o land	Particula rs o ure o ks loans fo last 12 years	Signat Sub- Regist r	Rema
1	2	3	4	5	6	7	8	9	10	11
1	243-7	0-70	Dry							

Sd/-xx

Mandal Revenue Officer

Anandapuram Mandal

GP ✗
✗

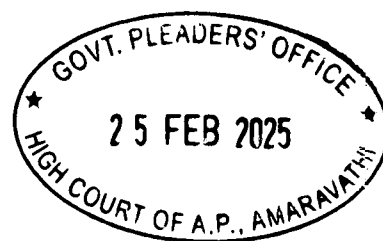
Visakhapatnam:: DISTRICT
IN THE HIGH COURT OF
ANDHRA PRADESH AT AMARAVATI

W.P.No.

OF 2025

R 45
Ends.

WRIT PETITION



Filed By:

Mr. PRUDVI RAJU MUDUNURI
(16878)

Counsel for Petitioner