

Minutes of the Meeting on held on October 9th, 2021.



Time: 7:30 pm

Members Present: 13

Benerji Meghavarm	Bharat Dabbiru	BR Babu
Chandramouli Dabbiru	Gopi Sip	Muralidhar Kuppili
Naraharinath Sekharamantri	Naresh Patnaik Dashimantri	Narasimha Rao Mantri
Ravishankar Prasad Koduru	Sai Kishore	Shravan Rayagada
Sri Lakshmi Kuppili		

It was noted that members of our community from different places participated in this meeting:

- Andhra Pradesh – 3
- Telangana – 7
- Tamil Nadu – 1
- Delhi / NCR – 1
- Unidentified – 1

Meeting Notes

Weekly meeting was called on legal advice relating to property disputes covering the issues of Deeds, Wills, Litigation. Shri Kuppili Muralidhar, Advocate, Visakhapatnam has been invited as Guest Speaker. Mantri Narasimha Rao introduced the Speaker to the audience. Muralidhar is practicing in the courts of Visakhapatnam and also attends in high courts. He is also Public Prosecutor for Enforcement Directorate. He is expert in Civil Law, Property disputes, Bank litigation etc.

Muralidhar stated his interactive session on precautions to be taken in buying property. He advised the following:

1. Collect the property documents from the Seller.
2. Get Encumbrance Certificate (EC) of the property spanning 30 years.
3. Collect House tax bill, electricity bill etc
4. Collect original documents certified by Registration Authority.
5. Take legal opinion
6. Publish the details of the property and its reasons to publish in local newspapers.

Sistakaranam Ikyavedika

Sravan Rayagada raised a doubt on necessity of publishing in newspapers. Replying to that Muralidhar explained how Sellers sometimes give multiple Sale Agreements and to check this, notice in newspaper would help to some extent. Sale Agreement in such cases can be challenged in a court of law as “Specific Performance of Contract” binding to abide by the Agreement made.

Muralidhar suggested for “Mutation (Transfer of Title)” in property transfers from grand-parents to grand-children to ensure the right of the grand-children. The mutation is a process of transferring of title ownership name in records of the revenue department for a property. In this process, the new owner can get the property records on his/her name.

Dabbiru Bharat suggested to go for “Settlement Deed” and then to go for “Mutation” in order avoid complications in future. Chandramouli asked whether any limitation on number of times of giving Power of Attorney. Muralidhar clarified that there is no limit.

Muralidhar conveyed his thanks to Sistakaranam Ikyavedika for arranging such an important session for the benefit of the community members. He shared his mobile No. 9849392477. He expressed his willingness for long-sessions.

Action Items:

<i>From Current Meeting</i>			
Broad Initiative	Action proposed	Member Responsible	Approximate E.T.A
	(none)		
<i>Action Items Carried forward from previous Minutes of Meeting</i>			
Broad Initiative	Action proposed	Member Responsible	Approximate E.T.A
Website	• Consider having an “NRI” section.	Ravi Karakavalasa	Sat, Oct 16, 2021
	• Collaborate with ARK Rao for updated info on Surnames & Gothrams	Naraharinath Sekharamantri	Sat, Oct 16, 2021
Member Data Collection	• Plan for a Member Directory to be released (was planned for August 15 th).	Ravi Karakavalasa	Sat, Oct 16, 2021

Sistakaranam Ikyavedika

Vivaha Vedika	<ul style="list-style-type: none"> To evaluate the feasibility of other platforms such as an online “Swayamvaram”. Consider an eye-catching message for those seeking a second marriage (for WhatsApp, Web site). 	Naresh Dashimantri	Sat, Oct 16, 2021
General Benefits to Community	<ul style="list-style-type: none"> A 1-2 page document to be created summarizing our “Fight for OBC”. 	Narasimha Rao Mantri	Sat, Oct 16, 2021
Community Business Platform	<ul style="list-style-type: none"> Online session on MSME entrepreneurship 	Chetan Naresh	Mon, Nov 1, 2021
	<ul style="list-style-type: none"> Create a 1-2 page document with a vision to promote networking of entrepreneurs within our community. Document to cover: <ul style="list-style-type: none"> Setting up a forum to meet regularly and to exchange ideas, seek help, promote business etc. Envision the website page to handle all information of our business community. Cover the aspects of self-employment, business opportunities, self employment opportunities, professional services (CAs, Lawyers etc.), ROC matters, MOUs, IT and other returns etc. 	Sandeep Kottaki	Sat, Oct 16, 2021
<i>Previously Open Action Items Closed as on date</i>			
Broad Initiative	Action proposed	Member Responsible	Date Closed
General Benefits to Community	<ul style="list-style-type: none"> A session on legal aspects of Property inheritance and Wills, in a special meeting. <i>(Session held on Oct 9th.)</i> 	Narasimha Rao Mantri	Sat, Oct 9, 2021

Meeting ended at 10:05 p.m.