



TITLE DUE DILIGENCE REPORT

CLIENT: M/s. URBANRISE LIFESTYLES PRIVATE LIMITED.

This title report on land admeasuring Acres 9-20 Guntas comprising of (a) Acres 3-35 Guntas in Survey Number 488/C part and (b) Acres 5-25 Guntas in Survey Number 489part, situated at Bachupally Village, Bachupally Mandal (new), Quthbullapur Mandal (old), Medchal – Malkajgiri District (new), Ranga Reddy District (old), Telangana State.

Submitted by:



**FOX MANDAL AND ASSOCIATES
SOLICITORS & ADVOCATES
JUBILEE HILLS
HYDERABAD**

DUE DILIGENCE REPORT

IMPORTANT:

The report on title due diligence (“**Report**”) prepared by Fox Mandal (“**FM**”) and submitted herewith is based on the review of the copies of documents provided to us and based on personal searches as set out in section 6 of this Report with respect to land admeasuring Acres 9-20 Guntas comprising of (a) Acres 3-35 Guntas in Survey Number 488/C part and (b) Acres 5-25 Guntas in Survey Number 489part, situated at Bachupally Village and Mandal, Medchal – Malkajgiri District¹, Telangana (hereinafter referred to as the (“**Schedule Property**”) and this Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers mentioned at appropriate places in this Report.

¹ Formerly Quthbullapur Mandal, Ranga Reddy District.

COVERING MEMO TO THE REPORT

This Report is based on review of photocopies of the documents provided to us in relation to the Schedule Property and is based on the title due diligence exercise conducted on the ownership of the Schedule Property in the name of Urbanrise Lifestyles Private Limited (hereinafter referred to as the “**Present Owner**”).

1. INTRODUCTION

Upon the instructions and on behalf of the Client, we have carried out a title due diligence on the Schedule Property as set out here-in-after below.

This Report has been prepared exclusively for the benefit of the Client and it may not be relied upon by any other person other than the Client or used for any other purpose other than the Client.

2. THE MANDATE, ITS OBJECTIVE AND SCOPE

With a view to check and verify the title of the Schedule Property, encumbrances and liens thereon, the Client had instructed us to carry out a legal due diligence exercise as agreed and also based on the personal searches conducted for the Schedule Property as detailed in section 6 of this Report.

3. METHODOLOGY ADOPTED

The methodology adopted for carrying out the legal due diligence exercise was as under:

- (a) The Report is based on and has been restricted and kept limited to and based on the photocopies of the documents provided by the Client with respect to the Schedule Property.
- (b) We have perused the photocopies of the documents, records and all other papers and information made available to us for our review.
- (c) No physical litigation searches in concerned court registry have been carried out as the courts do not maintain a specific register with regard to the disputes relating to immovable properties. Though, they maintain suit registers for each year, since they are voluminous in nature, the courts don't allow any third parties to verify the same. Further, with regard to online searches there is no option to verify the disputes pertaining to immovable properties. Hence, it is impracticable to do the litigation search.

4. OUR REPORT – APPLICABLE ASSUMPTIONS & DISCLAIMERS

4.1 ASSUMPTIONS

All the opinions and information in this Report are based on and subject to certain assumptions, including but not limited to the assumptions that:

- (a) We have assumed that the Client has provided us all material facts and information available with them;

- (b) All signatures, stamps, seals and dates, if any, appearing on the reviewed documents are genuine;
- (c) We have assumed that each party to the documents reviewed has the right, power and authority and has taken all actions necessary to execute and deliver, and to exercise its rights and perform its obligations under the documents reviewed;
- (d) We have assumed that each document supplied to us is in full force and has not been terminated or amended and that no obligation under that document has been waived. The documents on which the Report relies remain accurate; and
- (e) The entire Report is limited and restricted to the issues of a legal nature, which have come out of the documents reviewed by us. It will not cover the issues relating to the accounting, tax technical or non-technical legal nature or intend to cover the issues on agreements not made available to us, including matters relating to or governing the inter relation between disclosed and undisclosed agreements.

4.2 DISCLAIMERS

This Report may not be relied upon by any other person or used for any other purpose other than as stated herein above.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using this Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein at appropriate places in this Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification. Further, we disclaim any liability on us with regard to pending litigation, if any, as the same has not been conveyed to us by the Client.

This Report is subject to other relevant documents that might not have been made available to us for our review like private documents / pattadar passbooks etc. of predecessors / private arrangement by the predecessors in title with third parties like unregistered sale deeds / agreement to sell with third parties, legal heir certificates of predecessors in title, partition / settlement deeds, creation of charge with private lenders, issues with respect to minors as family members certificates are not available in public offices and if there are any pending litigation on the Schedule Property or intend to cover the issues on agreements not made available to us, including matters relating to or governing the inter relation between disclosed and undisclosed agreements.

The Report lists down all the issues which came to our notice during the due diligence exercise, however, gives a gist of only certain issues and matters considered as important from due diligence exercise viewpoint, and the same may be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers herein.

5. ANALYSIS OF DOCUMENTS

From the review of the title documents mentioned in this Report, the Present Owner has acquired the Schedule Property i.e., land admeasuring Acres 9-20 Guntas comprising of (a) Acres 3-35 Guntas in Survey Number 488/C² part and (b) Acres 5-25 Guntas in Survey Number 489 part situated at Bachupally Village and Mandal, Medchal – Malkajgiri District, Telangana and the title flow / the analysis of the Schedule Property have been mentioned in the following manner:

1. We have been provided with the copy of Memo dated December 2, 2016 bearing R K C No. 444/2016 issued by the Tahsildar, Gandimysamma-Dundigal Mandal, Medchal – Malkajgiri District (“**MRO**”), informing that the records of the Khasra Pahani with respect to the land in Survey Numbers 488 and 489 of Bachupally Village are not available with their office or in their office records hence, unable to issue the same.
2. We have been provided with the copies of the Chesala Pahani for the years 1955-1958 issued by the MRO with respect to the land in Survey Numbers 488 and 489 of Bachupally Village, formerly Quthbullapur Mandal, Ranga Reddy District and the details are set out in the table below:

Year	Survey Number	Extent (Acres – Guntas)	Name of the Pattadar(s)	Name of the Possessor(s)
1955-1958	488	16-28	Mr. Nawab Julfiqur Ali Saheb	Mr. K Ramchandra Reddy (Protected Tenant)
	489	16-15	Mr. Nawab Julfiqur Ali Saheb	Mr. K Ramchandra Reddy (Protected Tenant)

3. We have been provided with the extract of Protected Tenancy Register bearing R K C No. 444/2016 issued by the MRO with respect to the Bachupally Village, Quthbullapur Mandal, Ranga Reddy District. On review of the same, we note that Mr. Ramchandra Reddy has been recorded as Protected Tenant with respect to the Survey Numbers 488 and 489 along with other Survey Numbers situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District.

² As per the registered Sale Deeds, the sub- division of the Survey Number 488 has been mentioned as 488/B and in the revenue records, it is mutated and recorded as 488/C. In view of the same, for the purpose of this Report, we have considered the survey number as mentioned and recorded in revenue records i.e., the Pahanies and Form 1B Register, etc.

4. We have been provided with the copy of the Chowpasla bearing R K C No. 456/2016 issued by the MRO with respect to the Bachupally Village, Quthbullapur Mandal, Ranga Reddy District. On review of the same, we note that Mr. Nawab Julfikur Ali Saheb was recorded as pattedar and possessor of the lands in Survey Numbers 488 and 489 along with lands in other Survey Numbers situated in Bachupally Village, Quthbullapur Mandal, Ranga Reddy District.
5. We have been provided with the copy of registered Sale Deed dated March 25, 1966 bearing document number 163 of 1966 executed by (a) Mr. Syed Fakhrul Hassan S/o Siraj Yar Jung, (b) Mr. Syed Salwal Hassan S/o Nawab Siraj Yar Jung, (c) Mr. Sayed Sarwar Hassan S/o Nawab Siraj Yar Jung, (d) Mr. Syed Abbas Hassan S/o Nawab Siraj Yar Jung, (e) Mr. Syed Mehdi Ali S/o Nawab Siraj Yar Jung Sahebu, (f) Mr. Syed Arif Hassan S/o Nawab Siraj Yar Jung Sahebu and (g) Mrs. Khurshid Begum widow of Siraj Yar Jung Sahebu in favour of Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao with respect to land admeasuring Acres 87-08 Guntas comprising of land in various Survey Numbers including land admeasuring (a) Acres 7-38 Guntas in Survey Number 488 and (b) Acres 16-15 Guntas in Survey Number 489 situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District for a valid sale consideration mentioned therein. The said sale deed was registered in the office of the Sub-Registrar, Secunderabad.

FM Observation: *We have not been provided with the documents evidencing acquisition of right, title and interest by (a) Mr. Syed Fakhrul Hassan S/o Siraj Yar Jung, (b) Mr. Syed Salwal Hassan S/o Nawab Siraj Yar Jung, (c) Mr. Sayed Sarwar Hassan S/o Nawab Siraj Yar Jung, (d) Mr. Syed Abbas Hassan S/o Nawab Siraj Yar Jung, (e) Mr. Syed Mehdi Ali S/o Nawab Siraj Yar Jung Sahebu, (f) Mr. Syed Arif Hassan S/o Nawab Siraj Yar Jung Sahebu and (g) Mrs. Khurshid Begum widow of Siraj Yar Jung Sahebu with respect to land admeasuring Acres 87-08 Guntas comprising of land in various Survey Numbers including land admeasuring (a) Acres 7-38 Guntas in Survey Number 488 and (b) Acres 16-15 Guntas in Survey Number 489 situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District.*

However, from the review of the sale deed dated March 25, 1966 bearing document number 163 of 1966, we note that the vendors of the sale deed have comprised and settled their rights with the recorded Protected Tenants and alienated the land admeasuring Acres 87-08 Guntas comprising of land in various Survey Numbers in favour of the Vendee along with surrendering possession of the same.

Further we note that the vendors have obtained permission dated March 4, 1966 bearing Proceeding No. D. Dis. No B2/6520/1965 issued by the Tahsildar for alienation of the agricultural lands, as stipulated under Section 47 & 48 of the Hyderabad Tenancy and Agricultural Lands Act 1950 and the same is not provided for our review.

However, a reasonable inference can be drawn that the vendors of the sale deed dated March 25, 1966 bearing document number 163 of 1966, have settled the rights with Protected Tenants prior to alienation of the lands as detailed in the aforesaid sale deed and subsequently obtained permission from Tahsildar under Section 47 & 48 of the Hyderabad Tenancy and Agricultural Lands Act 1950. Hence, it appears that there are no protected tenancy issues with respect to the lands alienated under the sale deed bearing number 163 of 1966.

6. We have been provided with the copy of Faisal Patti for the year 1967-1968 issued by the MRO with respect to the Survey Numbers 488 and 489 along with other Survey Numbers situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District. On review of the same, we note that Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao was recorded as owner of the land admeasuring Acres 87-08 Guntas comprising of land in various Survey Numbers including land admeasuring (a) Acres 7-38 Guntas in Survey Number 488 and (b) Acres 16-15 Guntas in Survey Number 489 situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District and orders have been issued to mutate his name into revenue records.
7. We have been provided with the copies of Pahanies for the years 1980-1981, 1985-1986, 1990-1991, 1995-1996, 1998-1999, 1999-2000, 2000-2001, 2005-2006, 2009-2010, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016 and 2016-2017 issued by the MRO with respect to the land in Survey Numbers 488 and 489 of Bachupally Village, Quthbullapur Mandal, Ranga Reddy District and the details are set out in the table below:

Year	Survey Number	Extent (Acres – Guntas)	Name of the Pattadar(s)	Name of the Possessor(s)
1980-1981,	488	16-28	Mr. Nawab Julfiqur Ali Saheb	Mr. Vemulapalli Krishna Murthy (-8-30) Mr. Pinnamaneni Rama Krishna Prasad (7-38)
	489	16-15	Mr. Nawab Julfiqur Ali Saheb	Mr. Pinnamaneni Rama Krishna Prasad.
1985-1986, 1990-1991,	488/A	8-22	Mr. Nawab Julfiqur Ali Saheb	Mr. Nawab Julfiqur Ali Saheb
	488/B	7-38	Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao.	Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao.

	489	16-15	Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao.	Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao.
1995-1996, 1998-1999, 1999-2000.	488/C ³	7-30	Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao.	Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao.
	489	16-15	Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao.	Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao.
2000-2001.	488/A	3-00	Mr. K Sri Ramaiah S/o Surya Narayana	Mr. P Bhanu Kumar S/o P Parusa Ramaiah
	488/B	5-30	Mr. Nawab Julfiqur Ali Saheb	Mr. M Sivaji S/o Satya Narayana Murthy
	488/C	7-30	1. M/s Sew Constructions Limited. 2. M/s Prasad and Company (Projects) Work Limited.	1. M/s Sew Constructions Limited (3-35). 2. M/s Prasad and Company (Projects) Work Limited (3-35).
	489	16-15	1. M/s Sew Constructions Limited. 2. M/s Prasad and Company (Projects) Work Limited, 3. M/s Snehalatha Finance Limited.	1. M/s Sew Constructions Limited (5-25). 2. M/s Prasad and Company (Projects) Work Limited (5-25). 3. M/s Snehalatha Finance Limited (5-05)
2005-2006, 2009-2010, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016.	488/C	7-30	1. M/s Sew Constructions Limited. 2. M/s Prasad and Company (Projects) Work Limited.	Blank
	489	16-15	1. M/s Sew Constructions Limited.	Blank

³ For the purpose of this Report, we have captured the relevant revenue entries of the subject survey number.

			2. M/s Prasad and Company (Projects) Work Limited, 3. M/s Snehalatha Finance Limited.	
2017-2018 (online)	488/A ⁴	3-00	Mr. K Sri Ramaiah S/o Surya Narayana	Mr. P Bhanu Kumar S/o P Parusa Ramaiah
	488/B ⁵	5-30	Mr. Nawab Julfiqur Ali Saheb	Mr. M Sivaji S/o Satya Narayana Murthy
	488/C	7-30	1. M/s Sew Constructions Limited. 2. M/s Prasad and Company (Projects) Work Limited.	1. M/s Sew Constructions Limited (3-35). 2. M/s Prasad and Company (Projects) Work Limited (3-35).
	489	16-15	1. M/s Sew Constructions Limited. 2. M/s Prasad and Company (Projects) Work Limited, 3. M/s Snehalatha Finance Limited.	1. M/s Sew Constructions Limited (5-25). 2. M/s Prasad and Company (Projects) Work Limited (5-25). 3. M/s Snehalatha Finance Limited (5-05)

FM Observation: From the review of the above-mentioned documents, it can be inferred that, Mr. Pinnamaneni Rama Krishna Prasad has purchased the land admeasuring Acres 7-38 Guntas in Survey Number 488 under the sale deed dated March 25, 1966 bearing document number 163 of 1966 and the same has been reflected in the revenue records i.e., in the Pahanies till 1990-1991. In subsequent revenue records, his name has been recorded with respect to the land admeasuring Acres 7-30 Guntas instead of Acres 7-38 Guntas in Survey Number 488. In this regard, we have not been provided with any documents with respect to the reduction of the land in Survey Number 488, for our review. For the purpose of this Report, we have assumed that the reduced land in survey number 488 does not form part of the Schedule Property. However, the physical survey of the Schedule Property is mandatory before entering into the transaction document with the Present Owner.

⁴ This entry is incorporated for the reference purpose only and not related to the Schedule Property.

⁵ This entry is incorporated for the reference purpose only and not related to the Schedule Property.

8. We have been provided with the copies of Form 1B Register issued by the MRO with respect to the land in Survey Numbers 488/C and 489 of Bachupally Village, Quthbullapur Mandal, Ranga Reddy District. A brief summary of the entries recorded in the Form 1B Register are set out in the table below:

Survey Number	Extent (Acres. Cents)	Name of the Pattadar(s)	Nature of Acquisition
488/C	3-35	M/s Prasad and Company (Projects)	Not specified
489	5-25		

9. We have been provided with the copy of registered general power of attorney dated December 29, 1993 bearing document number 2346 of 1993 executed by Mr. P Rama Krishna Prasad S/o Venkateshwara Rao in favour of Mr. P. Trivikrama Prasad S/o Venkateshwara Rao appointing him as his true and lawful attorney to do certain acts in his name and on his behalf to manage all his movable and immovable properties situated in India including alienation in favour of the third parties. The said general power of attorney was registered in the office of the then Sub-Registrar, Khairatabad.
10. We have been provided with the copy of registered sale deed dated August 23, 1996 bearing document number 5173 of 1996 executed by Mr. P Rama Krishna Prasad S/o Venkateshwara Rao through his general power of attorney holder Mr. P. Trivikrama Prasad S/o Venkateshwara Rao in favour of M/s Prasad and Company (Project Works) Limited i.e., the Present Owner, with respect to land admeasuring Acres 3-30 Guntas in Survey Number 489 situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District, for a valid sale consideration mentioned therein. The said sale deed was registered in the office of the Sub-Registrar, Medchal.
11. We have been provided with the copy of registered sale deed dated September 4, 1996 bearing document number 5406 of 1996 executed by Mr. P Rama Krishna Prasad S/o Venkateshwara Rao through his General Power of Attorney holder Mr. P. Trivikrama Prasad S/o Venkateshwara Rao in favour of M/s Prasad and Company (Project Works) Limited i.e., the Present Owner, with respect to land admeasuring Acres 3-30 Guntas comprising in Survey Numbers 489 part and 488/B part situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District, for a valid sale consideration mentioned therein. The said sale deed was registered in the office of the Sub-Registrar, Medchal.
12. We have been provided with the copy of registered Sale Deed dated September 7, 1996 bearing document number 5548 of 1996 executed by Mr. P Rama Krishna Prasad S/o Venkateshwara Rao through his general power of attorney holder Mr. P. Trivikrama Prasad S/o Venkateshwara Rao in favour of M/s Prasad and Company (Project Works) Limited i.e.,

the Present Owner, with respect to land admeasuring Acres 2-00 Guntas in Survey Number 488/B part situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District for a valid sale consideration mentioned therein. The said sale deed was registered in the office of the Sub-Registrar, Medchal.

13. We have been provided with the copy of the proceedings dated May 2, 1998 bearing number A/5249/97 issued by the MRO in favour of M/s Prasad and Company (Project Works) Limited with respect to the land admeasuring Acres 9-20 Guntas comprising of (a) Acres 3-35 Guntas in Survey Number 488 and (b) Acres 5-25 Guntas in Survey Number 489 situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District.
14. We have been provided with the copy of the land use certificate dated July 8, 2017 bearing Letter No. 002595/LU/P5/HMDA/04082017 issued by the Hyderabad Metropolitan Development Authority with respect to the Survey Numbers 488 and 489 situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District. On review of the same, we note that the Survey Number 488 has been earmarked as “**Multiple Use Zone proposed 45 meters and 60 meters road affected at one side**” and the Survey Number 489 has been earmarked as “**Multiple Use Zone**”.
15. We have been provided with the copy of the market value certificates dated December 2, 2016 issued by the Sub-Registrar Office, Quthbullapur with respect to the Survey Numbers 488 and 489 situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District. On review of the same, we note that the market value per acre has been fixed Rs. 1,00,00,000/- (Rupees One Crore Only) as on the date of issue.
16. We have been provided with the following copies of certificate of encumbrances with respect to the Survey Numbers 488 and 489 situated at Bachupally Village, Quthbullapur Mandal, Ranga Reddy District.
 - i. Certificate of encumbrances issued by the Sub-Registrar Office, Medchal for the period from January 1, 1983 to September 30, 2007.
 - (a) Certificate of encumbrance dated December 17, 2012 bearing number 153579;
 - (b) Certificate of encumbrance dated December 2, 2016 bearing numbers (a) 18710163, (b) 18710148, (c) 18710129 and (d) 18710118; and
 - (c) Certificate of encumbrance dated August 3, 2017 bearing numbers (a) 27313119, (b) 27313067 and (c) 27312991.
 - ii. Certificate of Encumbrances dated December 2, 2016 bearing numbers (a) 18712614, (b) 18712662, (c) 18712579 and (d) 18712554 issued by the Sub-Registrar Office, Quthbullapur for the period from October 1, 2007 to December 1, 2016.

On review of the same, we could not trace any adverse registered transactions other than those mentioned in this Report with respect to the Schedule Property.

17. We have initiated the paper publication by issuing the public notice on the Schedule Property in the following newspapers calling / knowing for objections and claims from third party and the dates of the publication mentioned herein below:

(i) Eenadu (Telugu) Hyderabad Edition on August 30, 2017, and

(ii) Times of India, Hyderabad Edition on August 30, 2017.

In pursuant to the said paper publication, we have not received any objections within the stipulated period as mentioned in the public notice from any third party / general public claiming the Schedule Property.

18. We have been provided with the copy of the registered Agreement of Sale (without possession) dated August 1, 2018 bearing document number 24692 of 2018 executed by M/s Prasad and Company (Project Works) Limited in favour of Urbanrise Housing LLP with respect to the land admeasuring Acres 9-20 Guntas comprising of (a) Acres 2-00 Guntas in Survey Number 488/B, (b) Acres 3-30 Guntas in Survey Number 488/B part and 489 part and (b) Acres 3-30 Guntas in Survey Number 489 situated at Bachupally Village, Bachupally Mandal (new) Quthbullapur Mandal (old), Medchal – Malkajgiri District (new) Ranga Reddy District (old). The said Agreement of Sale was registered in the office of the Sub-Registrar, Quthbullapur.
19. We have been provided with the copy of registered Sale Deed dated January 20, 2020 bearing document number 1229 of 2020 executed by M/s. Prasad and Company (Project Works) Limited and Urbanrise Housing LLP represented by its authorized signatory Mr. Sivakumar Kodali S/o. Mr. K. Veerabhadra Rao in favour of Urbanrise Lifestyles Private Limited represented by its authorized signatory Mr. Madhusudhan Rao Akkireddy S/o. Late. Mr. A. Rajaiah with respect to the land admeasuring Acres 9-20 Guntas equivalent to 45,980 square yards comprising in survey numbers 488/B part (488/C as per revenue records) and 489 part, situated at Bachupally Village, Bachupally Mandal (new), Quthbullapur Mandal (old), Medchal-Malkajgiri District (new), Ranga Reddy District (old), Telangana. The said Sale Deed was registered in the office of the Sub-Registrar, Quthbullapur.
20. We have been provided with the copy of letter dated February 26, 2020 bearing number CCG/HYD/AMT-3/2019-20/279 issued by State Bank of India to M/s. Prasad and Company (project works) Limited. On review of the same, the State Bank of India appears to have released the registered link documents with respect to the Schedule Property and requested M/s Prasad and Company (project works) Limited to arrange / file a suitable form with ROC for modification of charge.

6. PERSONAL SEARCHES

I. Sub-Registrar, Quthbullapur (SRO):

(a) **Prohibition Register:**

We have verified the prohibition register which is maintained at the SRO with respect to the lands in survey numbers or the Schedule Property and found that the said lands are not recorded as ***Prohibited Lands*** in the prohibition register.

(b) **Certificate of Encumbrance:**

- (i) We have obtained the encumbrance certificate dated November 14, 2017 bearing statement number 28691936 from *meeseva* certified by Sub-Registrar, Medchal for the period from January 1, 1983 to September 30, 2007 with respect to the sale deed bearing document number 5173 of 1996, and from the review of said encumbrance certificate except the registered transactions mentioned above there are no adverse entries recorded.
- (ii) We have obtained the encumbrance certificate dated November 7, 2017 bearing statement number 28630853 from SRO for the period from October 1, 2007 to November 6, 2017 with respect to sale deed bearing document number 5173 of 1996, and from the review of said encumbrance certificate it appears that no registered documents were registered during the said period, hence provided ***NIL EC***.
- (iii) We have obtained the encumbrance certificate dated November 14, 2017 bearing statement number 28691940 from *meeseva* certified by Sub-Registrar, Medchal for the period from January 1, 1983 to September 30, 2007 with respect to the sale deed bearing document number 5406 of 1996, and from the review of said encumbrance certificate it appears that except the registered transactions mentioned above there are no adverse entries recorded.
- (iv) We have obtained the encumbrance certificate dated November 7, 2017 bearing statement number 28630885 from SRO for the period from October 1, 2007 to November 6, 2017 with respect to the sale deed bearing document number 5406 of 1996, and from the review of said encumbrance certificate it appears that no registered documents were registered during the said period, hence provided ***NIL EC***.
- (v) We have obtained the encumbrance certificate dated November 14, 2017 bearing statement number 28691958 from *meeseva* certified by Sub-Registrar, Medchal for a period from January 1, 1983 to September 30, 2007 with respect to the sale deed bearing document number 5548 of 1996, and from the review of said encumbrance

certificate except the registered transactions mentioned above there are no adverse entries recorded.

- (vi) We have obtained the encumbrance certificate dated November 7, 2017 bearing statement number 28630824 from SRO for the period from October 1, 2007 to November 6, 2017 with respect to the sale deed bearing document number 5548 of 1996, and from the review of said encumbrance certificate it appears that no registered documents were registered during the said period, hence provided ***NIL EC***.
- (vii) We have obtained the encumbrance certificate dated November 26, 2019 bearing statement number 43852759 issued by the Sub-Registrar, Quthbullapur for the period from October 1, 2007 to November 24, 2019. On review of the same, we could not trace any adverse registered transactions with respect to the Schedule Property.
- (viii) On review of the information available online on the official website of the Inspector General Registration and Stamps, Government of Telangana as on April 29, 2020, based on document number, we could not trace any adverse registered transactions with respect to the Schedule Property.

II. Mandal Revenue Office, Gandimaisamma Dundigal (MRO):

We have been informed and confirmed by MRO that the mutation proceedings bearing no. A/5249/1997 dated May 2, 1998, issued by the MRO in favour of M/s. Prasad and Company with respect to total land admeasuring Acres 9-20 Guntas of Bachupally Village is correct and the same record is reflecting in their records.

Further, we have been informed by the officials of Mandal Revenue Office that the Schedule Property is not a government land and the Government has not initiated any land acquisition proceedings against the Schedule Property.

III. ROC Searches:

On a review of the documents available online on the website of the Ministry of Corporate Affairs, Government of India, as on October 25, 2019, we note that M/s Prasad and Company (project works) Limited has created the charge on the Schedule Property in favour of State Bank of India and the same was subsisting.

Further, on a review of the information / documents available online on the website of the Ministry of Corporate Affairs, Government of India, as on April 20, 2020, we note that M/s Prasad and Company (project works) Limited has satisfied the existing charge on the Schedule Property, modified the existing charges on February 26, 2020 and the relevant forms have been filed before the ROC on April 18, 2020. On review of the same, we note

that there is no charge subsisting on the Schedule Property which was created by the M/s Prasad and Company (project works) Limited.

On further review of the information available online on the website of the Ministry of Corporate Affairs, Government of India, as on April 29, 2020, we note that there is no charge subsisting on the Schedule Property.

IV. Original Documents Verification:

We have verified the original documents i.e., (a) registered sale deed dated August 23, 1996 bearing document number 5173 of 1996, (b) registered sale deed dated September 4, 1996 bearing document number 5406 of 1996 and (c) registered sale deed dated September 7, 1996 bearing document number 5548 of 1996 along with the certified copy of the general power of attorney dated December 29, 1993 bearing document number 2346 of 1993 on January 7, 2020, which were in the custody of State Bank of India with respect to the land admeasuring Acres 9-20 Guntas comprising in survey numbers 488/B part and 489 part, situated at Bachupally Village, Bachupally Mandal, Medchal-Malkajgiri District.

7. GIST AND FINAL OBSERVATIONS:

Based on the review of the documents / records as mentioned in the preceding paragraphs, with respect to the Schedule Property, more particularly on review of Chesala Pahani and Chowpasla, the name of Mr. Nawab Julfiqur Ali Saheb was recorded as pattedar and possessor of the lands in Survey Numbers 488 and 489 situated at Bachupally Village and Mandal, Medchal – Malkajgiri District, Telangana. Further, Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao has purchased the land admeasuring Acres 87-08 Guntas comprising of land in various Survey Numbers including the land admeasuring (i) Acres 7-38 Guntas in Survey Number 488 and (ii) Acres 16-15 Guntas in Survey Number 489 situated at Bachupally Village and Mandal, Medchal – Malkajgiri District, Telangana under registered sale deed dated March 25, 1966 bearing document number 163 of 1966 from (a) Mr. Syed Fakhrul Hassan S/o Siraj Yar Jung, (b) Mr. Syed Salwal Hassan S/o Nawab Siraj Yar Jung, (c) Mr. Sayed Sarwar Hassan S/o Nawab Siraj Yar Jung, (d) Mr. Syed Abbas Hassan S/o Nawab Siraj Yar Jung, (e) Mr. Syed Mehdi Ali S/o Nawab Siraj Yar Jung Sahebu, (f) Mr. Syed Arif Hassan S/o Nawab Siraj Yar Jung Sahebu and (g) Mrs. Khurshid Begum widow of Siraj Yar Jung Sahebu. However, we have not been provided with the documents evidencing acquisition of right, title and interest by the vendors of the sale deed dated March 25, 1966 bearing document number 163 of 1966, for our review.

Further, on the basis of the reference in the said sale deed with respect to the permission dated March 4, 1966 bearing proceeding number D.Dis.No.B2/6520/1965 issued by the Tahsildar for alienation of the subject land under section 47 & 48 of the Hyderabad Tenancy and Agricultural Lands Act, 1950, we are of the view that the said land has been alienated by the lawful owners and the said sale is valid. Further, considering that more than 30 years has elapsed from the said sale transaction and on the basis of mutation in the revenue records on the name of the purchaser, a reasonable inference can be drawn with respect to the title in the name of the vendors of the said sale deed.

On review of the Faisal Patti for the year 1967-1968 issued by the MRO, we note that the revenue authorities have been issued orders to mutate Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao name into revenue records. Further, on review of the Pahanies from 1980-1981 to 1990-1991, we note that Mr. Pinnamaneni Rama Krishna Prasad S/o Venkateshwara Rao name has been recorded as pattedar and possessor with respect to the land admeasuring Acres 24-13 Guntas comprising of (a) Acres 7-38 Guntas in Survey Number 488 and (b) Acres 16-15 Guntas in Survey Number 489. Upon review of the subsequent Pahanies, we note that Mr. Pinnamaneni Rama Krishna Prasad was recorded as pattedar and possessor with respect to the land admeasuring Acres 7-30 Guntas instead of Acres 7-38 Guntas in Survey Number 488. However, we have not been provided with any documents with respect to the reduction of the land in Survey Number 488, for our review.

Further, M/s. Prasad and Company (Project Works) Limited has purchased the Schedule Property under registered Sale Deeds (a) dated August 23, 1996 bearing document number 5173 of 1996 with respect to land admeasuring Acres 3-30 Guntas in Survey Number 489, (b) dated September

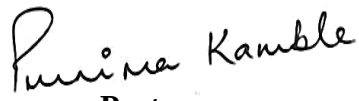
4, 1996 bearing document number 5406 of 1996 with respect to land admeasuring Acres 3-30 Guntas comprising in Survey Numbers 489 part and 488/B part and (c) dated September 7, 1996 bearing document number 5548 of 1996 with respect to land admeasuring Acres 2-00 Guntas in Survey Number 488/B part from Mr. P Rama Krishna Prasad S/o Venkateshwara Rao represented by his General Power of Attorney holder. M/s. Prasad and Company (Project Works) Limited name has been mutated in the revenue records and issued mutation Proceeding dated May 2, 1998 bearing number A/5249/97 by the MRO. However, while mutating M/s. Prasad and Company (Project Works) Limited name in the revenue records, the revenue authorities have allotted the Survey Number 488/C instead of 488/B. Subsequently, M/s. Prasad and Company (Project Works) Limited name has been recorded as pattedar and possessor with respect to the land admeasuring Acres 9-20 Guntas comprising of (a) Acres 3-35 Guntas in Survey Number 488/C and (b) Acres 5-25 Guntas in Survey Number 489 in the Pahanies for the years 2005-2006 to 2017-2018 including in the Form 1B Register issued in favour of M/s. Prasad and Company (Project Works) Limited.

Urbanrise Housing LLP was intending to purchase the Schedule Property and entered into registered Agreement of Sale (without possession) dated August 1, 2018 bearing document number 24692 of 2018 with M/s. Prasad and Company (Project Works) Limited. Subsequently, Urbanrise Housing LLP has issued public notice in the local newspapers calling objections / claims from general public on the proposed transaction with respect to the Schedule Property. Further, due to unforeseen conditions, Urbanrise Housing LLP has introduced Urbanrise Lifestyles Private Limited as purchaser to purchase the Schedule Property from M/s. Prasad and Company (Project Works) Limited. Subsequently, M/s. Prasad and Company (Project Works) Limited along with Urbanrise Housing LLP executed a registered Sale Deed dated January 20, 2020 bearing document number 1229 of 2020 in favour of Urbanrise Lifestyles Private Limited with respect to the Schedule Property. On a review of the information / documents available online on the official website of the Ministry of Corporate Affairs, Government of India, as on April 29, 2020, we note that there is no charge subsisting on the Schedule Property.

In light of the above and on the basis of available title documents including our findings during the personal searches as set out in this Report and based on Methodology adopted as set out in section 3 above, the title of the Schedule Property is traceable for more than 30 (thirty) years and we did not find any encumbrances in respect of the Schedule Property. In view of the above we are of the view that the Present Owner has clear title in respect of the Schedule Property which is marketable in nature subject to our comments and observations.

Dated: April 30, 2020

Hyderabad.

Fox Mandal & Associates

Partner