

CHAKRAVARTHY GUDLA
ADVOCATE

Date: 07.09.2018

To,

M/s. Paradigm Logistics & Distribution Pvt. Ltd.
Plot No. C-30, Block "G",
Opp: SIDBI, Bandra Kurla Complex (E),
Mumbai -400 051.

Supplementary Title Report

Supplementary Title Report in Furtherance to the Title Report of Sri Ram & Co. Title Report dated 04.04.2018.

Property:

The property is situated in the periphery of Industrial Development Area, Nacharam village, Hyderabad in Sy. No. 124, Road No. 12, Plot No. 27(part) with an extent of 9.942 residential area out of 24.855 acres out of total extent of 51.00 acres within the revenue Mandal of Uppal and within the limits of Kapra Municipality in Ranga Reddy District and bounded by:

North : IDA Nacharam to IDA Mallapur road
South : Internal Road
East : Balance land of Plot No. A/27
West : Birla RMC Plant.

Owner of the Property: **M/s. Paradigm Logistics & Distribution Pvt. Ltd. ("Company")**.

I have perused the Title Report dated 04.04.2018 issued by Sri Ram & Co. (Law Offices) [annexed hereto as Annexure A ("Title Report")] in respect of Company's title to aforesaid Property and I am issuing this Supplemental Title Report in furtherance thereto.

Subsequent events (after Title Report):

On perusal of records I find that there are no further developments except the ongoing construction of the Tower - D on a portion of the earmarked Non-IT area. I found that there are no further developments except the ongoing construction of the Tower -D on the land admeasuring 9.942 residential areas out of 24.855 acres out of total extent of 51.00 acres.

The Company has obtained the permission from Telangana State Industrial Infrastructure Corporation Ltd- Industrial Area Local Authority for Building Permit Order of Tower - D, E and F, during the process of obtaining the permission by Company, the Company has Mortgaged 10% of the Built-Up area as per Go.Ms. No. 168-dated 07.04.2012 to the Telangana State Industrial Infrastructure Corporation Ltd- Industrial Area Local Authority which is duly registered. During the search conducted at Sub-Registrar Uppal we found the Document No. 13689 of 2017 was duly registered with the office. Except this Deed, there are no Encumbrances or Charges Created by the Company. The Search Conducted at ROC also clearly indicates the Schedule Property is free hold land, in which no further charges have been created.

I am of the Opinion that Subject to what has been stated in Sri Ram & Co Title Report, Paradigm Logistics & Distribution Private Limited is the Owner of the Schedule of Property and has a Clear and Marketable Title thereto and it is entitled to develop on its own account and for its own benefit, market, mortgage and transfer on its own account.


Chakravarthy Gudla
Advocate