

TITLE SCRUTINY REPORT/ LEGAL OPINION

PREFACE:

This Title scrutiny is undertaken as per the requisition of **M/s Raja Pushpa Properties Pvt Ltd**, a company registered under the provisions of Indian Companies Act, 1956 (hereinafter referred to as “M/s RPPL” for brevity) with regard to title and entitlement of the respective land owners in respect of land admeasuring **Ac 8-22.25 Gts.** entrusted for development and the development rights of **M/S RPPL** thereof as well as title of M/s RPPL in respect of land admeasuring **Ac. 12-22.50 gts** owned and possessed by the said company and total entitlement of the company to develop the land admeasuring **Ac.21-04.75 gts.** in Sy. Nos. 447, 468, 469 and 470 as detailed below, into an integrated gated high rise multi storied residential apartments complex in the name & style of “**RAJAPUSHPA SIERRA PROJECT**”, situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District (hereinafter collectively referred to as the “Project land” for brevity).

Item No.	Sy. No.	Name of the Pattedar	Title Acquired Through	Extent Owned & Possessed by M/s. RPPL	Extent Entrusted	Extent included in the Project
I	447	B. Preethi Reddy Samyukta Reddy	15503/2018 25.04.2018	-	1-00	1-00
	447	Kalidindi Nirusha & Indurthi Sunil Reddy	19198/2017 31.08.2017	-	0-14	0-14
	447	M/S RPPL	10940/2020 28.02.2020	0-21	-	0-21
	447	M/S RPPL	10882/2021 04.03.2021	0-04	-	0-04
	447	Chepyala Seshu Teja	27966/2021 25.06.2021	-	0-06	0-06
	447	Swathi Toyaja	27964/2021 25.06.2021	-	0-06	0-06
	447	Vikas	27968/2021 21.06.2021	-	0-04	0-04
	447	M/S RPPL	25227/2021 06.07.2021	0-09	-	0-09
SUB TOTAL				0-34.00	1-30.00	2-24.00
II	468	M/S RPPL	24875/2019 04.06.2019	0-14	-	0-14
	468	M/s RPPL	16901/2020 30.06.2020	0-12	-	0-12
SUB TOTAL				0-26.00	-	0-26.00


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III	469	M/S RPPL	528/2023 02.08.2023	0-34	-	0-34
	469	Krishnam Raju	480/2025 12.08.2025	-	0-04	0-04
	469	M. Vara Lakshmi	483/2025 12.08.2025			
III	469	Vikram Varma	482/2025 12.08.2025	-	0-04	0-04
	469	Suryanarayana Raju	481/2025 12.08.2025	-	0-02	0-02
	469	P. Jithender Reddy	381/2025 05.07.2025	-	0-02	0-02
	469	Pakala Lakshmi	465/2025 01.08.2025	-	0-02	0-02
	469	Shalini Jayapal Singh	466/2025 01.08.2025	-	0-01	0-01
	469	Ponnam Jyothi	497/2025 20.08.2025	-	0-01	0-01
	469	M/S RPPL	532/2023 02.08.2023	0-10	-	0-10
	469	M/S RPPL	533/2023 02.08.2023	0-10	-	0-10
	469	M/S RPPL	534/2023 02.08.2023	0-10	-	0-10
	469	M/S RPPL	-	1-04	-	1-04
	469	M/S RPPL	149/2022 15.02.2022	1-01	-	1-01
	469	M/S RPPL	343/2022 05.05.2022	1-03	-	1-03
	469	M/S RPPL	25227/2021 06.07.2021	0-19	-	0-19
	469	M/S RPPL	48213/2019 13.11.2019	0-21	-	0-21
	469	M/S RPPL	52781/2019 13.12.2019	1-10	-	1-10
	469	Dandala Srinivas Reddy	20718/2025 18.08.2025	-	0-01	0-01
	469	Alluri Srinirathi	280/2025 05.06.2025	-	0-10	0-10
	469	Alluri Srinirathi	280/2025 05.06.2025	-	1-13.50	1-13.50
	469	Alluri Srinirathi	280/2025 05.06.2025	-	0-18	0-18
	469	V. Amarender Reddy	300/2025 12.06.2025	-	0-05	0-05
	469	G. Vamshi Chandra	324/2025 21.06.2025	-	0-02	0-02


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	469	E. Jayamma	302/2025 12.06.2025	-	0-02.25	0-02.25
	469	R. Amaravathi	335/2025 24.06.2025	-	2-05	2-05
	469	K. Veeramma	334/2025 24.06.2025	-	0-37	0-37
	469	M/s RPPL	336/2025 24.06.2025	0-26	-	0-26
	SUB TOTAL			7-28.00	5-33.75	13-21.75
IV	470	Alluri Srinirathi	280/2025 05.06.2025	-	0-38.50	0-38.50
	470	M/S RPPL	3834/2018 31.01.2018	0-23	-	0-23
	470	M/s RPPL	9477/2019 25.02.2019	1-31.50	-	1-31.50
	470	M/s RPPL	32280/2022 16.09.2022	0-10	-	0-10
	470	M/S RPPL	665/2022 666/2022 667/2022 14.11.2022	0-30	-	0-30
TOTAL				3-14.50	0-38.50	4-13.00
GRAND TOTAL				12-22.50	8-22.25	21-04.75

OBJECTIVE & SCOPE:

The objective of this Report is to provide detailed analysis on title of the 'Project Land' which required us to conduct a comprehensive due diligence/title verification of the records pertaining to the land as detailed herein above inter-alia required us to undertake the following exercise.

- A. Report involves two distinct, yet related, activities of due diligence – examination of title based on an exhaustive review of information and photocopies of the documents provided to us as detailed under the List of Documents detailed in Annexure and the search and independent verification of such information or documents relating to the matters, that are indexed by name only under this report.
- B. The conduct of the comprehensive due diligence/ title verification exercise was to entail:
 - Ownership and title of the project land and vesting of the Flats in favour of the respective Landowners and the Developer / Promoter respectively.
 - Inspection of the records of rights / revenue records for the last 30 years at the office of the jurisdictional Revenue Authority in order to trace the flow of the title of the project land and ascertain that the owners are vested with the absolute title over their respective extents of the project land.


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Carrying out encumbrance check at the office of the jurisdictional Registrar / Sub Registrar of Assurances for the period of the last 30 years in order to ascertain the creation of any registered encumbrance and / or mortgage on the project land;

- Verification of the Title Documents at the office of the jurisdictional Registrar / Sub Registrar of Assurances;
- Ascertainment of contiguity of the land comprised in the Project Land;
- Zoning of the Project Land in the Zonal Development Plan of HMDA.
- Status of the land from the perspective of acquisition by the Government under the RFCTLARR Act, 2013 or earlier Act, 1894
- Ascertainment of restrictions, if any, with regard to the ownership, occupancy rights, land holdings etc., of the project land as per the applicable local laws.
- Overview of applicable land ceiling laws to the project land.
- Preparation of the Title Verification Report of the project land.

Item No. I : Title flow of Sy. No. 447 Extent Ac. 2-24 Gts.:

- i. One Sri Upparapalli Vital Reddy having purchased an extent of Ac 1-39.50 gts in Sy No.447 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District from Sri Dakareddy Ram Reddy, Dakareddy Narsimha Reddy and Dakareddy Bal Reddy original pattedars through registered Sale Deed bearing document No.3416/1993 dated 28.10.1993 executed two separate registered Gift Settlement Deeds bearing document Nos.4776/2010 and 4778/2010 both dated 20.05.2010 thereby gifting an extent of Ac 0-19.75 gts each to his two brothers namely Sri Upparapalli Penta Reddy and Sri Upparapalli Anantha Reddy. Consequently an extent of Ac 1-00 gts in Sy No.447 of Tellapur Village remained with Sri Upparapalli Vital Reddy. Sri Upparapalli Vital Reddy sold an extent of Ac 0-20 gts out of Ac 1-00 gts in Sy No.447 to M/s Rajapushpa Properties Private Limited through a registered Sale Deed bearing document No.27939/2016 dated 23.11.2016. Sri Upparapalli Vital Reddy, Upparapalli Penta Reddy and Upparapalli Anantha Reddy being absolute owners and possessors of land Ac 3-22.75 gts comprising of Ac 1-19.50 gts in Sy No.447 and Ac 2-03.25 gts in Sy No.446 exchanged the same with the land total admeasuring Ac 5-11 gts in Sy Nos.115,123 and 52 of Tellapur Village owned and possessed by M/s Rajapushpa Properties Private Limited through a registered Exchange Deed bearing document No.11975/2018 dated 29.03.2018. M/s Rajapushpa Properties Private Limited thus becoming the absolute owner and possessor of the land admeasuring Ac 1-19.50 gts by virtue of the above Exchange Deed sold an extent of Ac 1-00 gts thereof to Smt B. Preethi Reddy and Smt Samyukta Reddy vide Sale Deed bearing document No.15502/2018 dated 25.04.2018 who inturn entrusted the same for development to M/s RPPL through registered DAGPA bearing document No.15503/2018 dated 28.04.2018. M/s RPPL has acquired the development rights over the land admeasuring Ac 1-00 gts in Sy No.447 of Tellapur Village. The said land of Ac 1-00 gts is included in this Project.
- ii. One Dakareddy Shiva Reddy was original pattedar to an extent of Ac 9-00 gts in Sy No.447 as per Khasra Pahani 1954-55. Dakareddy Laxma Reddy S/o Shiva Reddy succeeded to the above land consequent to the death of Dakareddy Shiva Reddy. Sri Kote Satyanarayana S/o Yadaiah while he was minor purchased an extent of Ac 0-38 gts in Sy

No.447/AA1 vide Sale Deed No.1814/1984 dated 17.04.1984 from Dakareddy Laxma Reddy. Sri Kote Satyanarayana has executed a Gift Settlement Deed bearing document No.19974/2006 dated 31.08.2006 in favour of his two minor sons and minor daughter namely Kote Arun Kumar, Kote Haripriya and Kote Chintu (Vamshi) in respect of the said extent of Ac 0-38 gts in Sy No.447/AA1. Kote Arun Kumar, Kote Hari Priya and Kote Chintu (Vamshi) after attaining majority executed an Agreement of Sale cum General Power of Attorney with possession in respect of land admeasuring Ac 0-38 gts in Sy No.447/AA1 vide document No.10194/2017 dated 13.05.2017 in favour of Sri B. Shiva Charan Reddy who inturn exercising the authorities granted to him under the AGPA No.10194/2017 dated 13.05.2017 executed Sale Deed in respect of Ac 0-38 gts in favour of Kalidindi Nirusha and Indurthi Sunil vide Sale Deed No.18726/2017 dated 31.08.2017. Kalidindi Nirusha and Indurthi Sunil inturn entrusted the land admeasuring Ac 0-38 gts in Sy No.447/AA1 for development to M/s RPPL through a registered DAGPA No. 19198/2017 dated 31.08.2017. Out of Ac 0-38 gts of land entrusted for development, an extent of Ac 0-24 gts was integrated in Rajapushpa Serenedale Project. The remaining extent of Ac 0-14 gts is included in this Project.

- iii. Sri Dakareddy Ram Reddy being absolute owner and possessor of the land admeasuring Ac 1-01 gts in Sy No.447 situated at Tellapur Village Ramachandrapuram Mandal, Sangareddy District sold the same to Sri P. Anjaneyulu and Sri P. Ramulu through a registered Sale Deed bearing document No.18708/2006 dated 10.08.2006. Sri P. Anjaneyulu and Sri P. Ramulu inturn sold the same to G. Ranga Rao and Kondal Rao vide Sale Deed No.21701/2007 dated 30.11.2007 who inturn executed an Agreement of Sale cum GPA with Possession bearing document No.3282/2013 dated 19.02.2013 in favour of M/s RPPL in respect of the same extent of Ac 1-01 gts in Sy No.447. M/s RPPL exercising the authorities granted to it under AGPA No.3282/2013 dated 19.02.2013 sold an extent of Ac 0-21 gts in favour of Sri Bhoomidi Vijaya Bhaskar Reddy and Sri Bhoomidi Suren Reddy vide Sale Deeds Nos.19062/2013 and 19063/2013 both dated 22.10.2013 who inturn exchanged the same land with M/s RPPL vide Exchange Deed No.10940/2020 dated 28.02.2020. This Ac 0-21 gts is also included in this project.
- iv. Sri Dakareddy Ram Reddy being absolute owner and possessor of the land admeasuring Ac 1-01 gts in Sy No.447 situated at Tellapur Village Ramachandrapuram Mandal, Sangareddy District sold the same to Sri P. Anjaneyulu and Sri P. Ramulu through a registered Sale Deed bearing document No.18708/2006 dated 10.08.2006. Sri P. Anjaneyulu and Sri P. Ramulu inturn sold the same to G. Ranga Rao and Kondal Rao vide Sale Deed No.21701/2007 dated 30.11.2007 who inturn executed an Agreement of Sale cum GPA with Possession bearing document No.3282/2013 dated 19.02.2013 in favour of M/s RPPL in respect of the same extent of Ac 1-01 gts in Sy No.447. M/s RPPL exercising the authorities granted to it under AGPA No.3282/2013 dated 19.02.2013 sold an extent of Ac 0-20 gts in favour of Smt Ranjani Padmanabhan Chakravarthy vide Sale Deed No.13651/2013 dated 27.06.2013 who inturn exchanged the same land with M/s RPPL vide Exchange Deed No.10882/2021 dated 04.03.2021. M/s RPPL thus being the absolute owner and possessor of the land admeasuring Ac 0-20 gts in Sy No.447/E situated at Tellapur Village Ramachandrapuram Mandal Sangareddy District by virtue of Exchange Deed No.10882/2021 dated 04.03.2021, sold the same to the following persons who inturn entrusted the same for development as detailed below:


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