

TITLE DILIGENCE REPORT

DATED JANUARY 21, 2022

**IN RELATION TO IMMOVABLE PROPERTY ADMEASURING AN AGGREGATE
OF 49,731 SQUARE YARDS IN SURVEY NOS. 405, 406, 407, 408, 409, 410, 411, 412
AND 413 AT KUKATPALLY VILLAGE, MEDCHAL-MALKAJGIRI DISTRICT,
TELANGANA.**

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GLOSSARY

Defined Terms	Meaning Ascribed to the Defined Terms
Ac.	Acre
Government	Government of Telangana
GPA	General Power of Attorney
GoAP	Erstwhile Government of (United) Andhra Pradesh
HMDA	Hyderabad Metropolitan Development Authority
Land	Land admeasuring an aggregate of 49,731 square yards in Survey No. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana.
Pahani Patrikas	Annual land record maintained by the Village Revenue Officer in respect of agricultural land which indicates: (a) nature of land; (b) land assessment; (c) the names of pattadars / occupants / cultivators/ inamdars; and (d) details of crops sown.
Pattadar	A person who holds land under a patta (a title deed) whose name is registered in land revenue accounts of the Government as a pattadar and who is liable to pay land revenue.
PPB and TDB	Pattadar Pass Book and Title Deed Book respectively
RDO	Revenue Divisional Officer
S.R.O. or SRO	Office of the Sub-Registrar of Assurances
VL Note	Vakta Legal Note

On a review of the Pahani Patrikas from the year 1995 to 2016, as provided to us, we note that the Previous Owner is recorded as the pattadar and possessor of land admeasuring Ac. 0-26 Guntas in Survey No. 408 of Moosapet Village.

- 1.4. From the documents provided to us, it appears that vide Sale Deed dated February 21, 1963, bearing document no. 88 of 1963³ (regd. with the Registrar, Ranga Reddy District), Lakshmiah transferred the ownership of the land admeasuring (i) Ac. 0-27 Guntas in Survey No. 410, (ii) Ac. 1-34 Guntas in Survey No. 411, (iii) Ac. 0-37 Guntas in Survey No. 412, and (iv) Ac. 0-31 Guntas in Survey No. 413 situated at Moosapet Village in favour of Previous Owner.

On a review of the Pahani Patrikas from the year 1995 to 2016, as provided to us, we note that the Previous Owner is recorded as the pattadar and possessor of land admeasuring (i) Ac. 0-27 Guntas in Survey No. 410, (ii) Ac. 1-34 Guntas in Survey No. 411, (iii) Ac. 0-37 Guntas in Survey No. 412, and (iv) Ac. 0-31 Guntas in Survey No. 413 situated at Moosapet Village.

- 1.5. For ease of reference the above-mentioned flow of title of the land admeasuring an aggregate of Ac. 10-36 Guntas in Survey No. 405, 406, 407, 408, 409, 410, 411, 412 and 413 situated at Moosapet Village, Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State acquired by the Previous Owner i.e., Godrej and Boyce Manufacturing Company Limited, is summarized herein below:

Sale Deed Details under the purchase occurred	Survey Number	Extent of Land	Vendor
Sale Deed dated July 9, 1962 bearing document No. 225 of 1962 (regd. at the office of the Registrar, Ranga Reddy District)	405	Ac. 1-12 Guntas	Dumpala Narasimhulu
	406	Ac. 0-32 Guntas	
	407	Ac. 2-21 Guntas	
	409	Ac. 1-16 Guntas	
Sale Deed dated December 26, 1962 bearing document No. 436 of 1962 (regd. at the office of the Registrar, Ranga Reddy District)	408	Ac. 0-26 Guntas	Kummagari Bashiah & Kummagari Narayana
Sale Deed dated February 21, 1963 bearing document No. 88 of 1963 (regd. at the office of the Registrar, Ranga Reddy District)	410	Ac. 0-27 Guntas	Lakshmiah
	411	Ac. 1-34 Guntas	
	412	Ac. 0-37 Guntas	

³ In relation to this Sale Deed, we have also been provided with a copy of the proceedings of the Tahsildar Hyderabad, West Taluk, Hyderabad District bearing no. A3/19053/62 dated January 15, 1963 whereunder the sellers had obtained permission to permanently alienate their patta land in Survey No. 408 of Moosapet Village, under Sections 47 and 48 of the Hyderabad Tenancy and Agricultural Lands Act, 1950.

PART II – OTHER LAND RECORDS WITH RESPECT TO THE LAND

2.1. Various Revenue Records issued by the Revenue Department

2.1.1. *Pahani Patrikas/Records*: We have been provided with the copies of the Pahani Patrikas in respect of the Land, a brief summary is set out below:

(a) Survey No. 405

Year	Extent (Ac. - Guntas)	Pattadar	Possessor
1954-1955	1-12	Dumpala Narsimhulu	-
1995-1996, 1997-2000, 2001-2016	1-12	Previous Owner	Previous Owner

(b) Survey No. 406

Year	Extent (Ac. - Guntas)	Pattadar	Possessor
1954-1955	0-32	Dumpala Narsimhulu	-
1995-1996, 1997-2000, 2001- 2016	0-32	Previous Owner	Previous Owner

(c) Survey No. 407

Year	Extent (Ac. - Guntas)	Pattadar	Possessor
1954-1955	2-21	Dumpala Narsimhulu	-
1995-1996, 1997-2000, 2001-2016	2-21	Previous Owner	Previous Owner

(d) Survey No. 408

Year	Extent (Ac. - Guntas)	Pattadar	Possessor
1954-1955	0-26	Kummagari Bashiah	-

Year	Extent (Ac. - Guntas)	Pattadar	Possessor
1954-1955	0-31	Not Clear	
1995-1996, 1997-2000, 2001-2016	0-31	Previous Owner	Previous Owner

- (j) **Memos issued by the Revenue Department:** In addition to the above documents, we have also been provided with copies of the Memos dated (a) November 23, 2020 bearing no. B/1226/2020; and (b) December 18, 2020 bearing no. A/Spl/2020, issued by the Revenue Department, Government of Telangana, stating that the Sethwar Pahani for the year 1955-1958, Pahani Patrikas for the years 1958-1959 to 1994-1995 for Kukatpally Village, PT Certificate, and Record of Right extracts in Form No. 1 of Record of Rights Act with respect to the Land are not available at the said office.

2.2. Land Conversion:

In this regard, we have been provided with copies of building sanction plans dated (a) June 6, 1964 issued/sanctioned by the Sarpanch, Kukatpally Gram Panchayat, and (b) March 15, 1982 (File No. 1212/82/MPU/BUDA/Permit No. 1212/82) issued/sanctioned by the Bhagyanagar Urban Development Authority, which upon a co-joint reading evidence that certain buildings existed on and over the subject Land. Further, the property was also issued a PTIN No. 1140502850 and was also issued a Municipal Door / House No. 5-5-35. Further, the Previous Owner has been continually paying property tax (at the rates assessed by the Municipal authority) up to date, the copies of which property tax paid receipts have been furnished to us for our review (please see sections below for further details in this regard).

In light of the above and in our understanding, there exists irrefutable proof that the said Land was actually put to use for non-agricultural purposes prior to promulgation of the Telangana Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 (as amended and modified by G.O.Ms. No. 4 dated January 5, 2016 and Amendment carried vide Act 19 of 2020) ("**Conversion Act, 2006**") and accordingly, in our opinion, the Land would not be required to be converted as per the provisions of the Conversion Act.

- 2.3. Land Use: On a review of the land use information issued vide Letter No. 040296/LU/P5/HMDA/04112020 dated November 05, 2020 by the Metropolitan Commissioner, HMDA, we note that land is earmarked for the following usage:

SURVEY NUMBER	LAND USE
405	90 meters commercial belt and affected by proposed 60 meters wide road and proposed 30 meters wide road is passing through the Survey No. 405.

8.	1140502850	Previous Owner	5-5-35	98897	April 21, 2017
9.	1140502850	Previous Owner	5-5-35	98897	April 18, 2018
10.	1140502850	Previous Owner	5-5-35	98897	April 16, 2019
11.	1140502850	Previous Owner	5-5-35	104102	June 03, 2020
12.	105000012856 20	Previous Owner	5-5-35	98897	April 29, 2021

2.5. Land Acquisition:

- (a) We have been provided with a copy of the letter dated September 09, 2020 bearing document no. Lr.No.116/RW/ACP/C-24/GHMC/2020 issued by Assistant City Planner, Town Planning Section, the Greater Hyderabad Municipal Corporation. As regards the said letter, we have been informed by the Landowner that Item Nos. 11 (land measuring 7755.91 square yards) and 12 (land measuring 888.88 square yards) pertain to the Land owned by the Landowner and that these extents were proposed to be acquired for being utilized for public purposes viz., a Junction Improvement Plan at Y-junction of Balanagar. It is noted that the said letter and related notices were issued in the name of the Previous Owner.
- (b) In addition to the above said letter, we have also been provided with a copy of the letter dated January 19, 2022 bearing document no. Lr. No. L.11 and 12/RW/ACP/C-24/GHMC/20 issued by the Commissioner, Greater Hyderabad Municipal Corporation wherein GHMC has revised the earlier plan and has stated that an extent of 5,668.55 sq. yds. in Survey Nos. 405 to 413 out of the lands owned by the Landowner would now be required for the aforementioned proposed Junction Improvement Plan at 'Y Junction', Balanagar.

Therefore, it appears that, out of the total extent of the land aggregating to 49,731 square yards, an extent of 5,668.55 sq. yds. in Survey No. 405 to 413 is now being required to be gifted by the Landowner to the Greater Hyderabad Municipal Corporation authorities for the purposes of road widening / Junction Improvement Plan at Y-Junction, Balanagar. Pursuant to the above said alienation (which we are informed that the Company shall complete upon finalisation of the acquisition process with the GHMC), the Landowner will be left behind with the ownership and possession of land admeasuring 44,062.45 square yards in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana.

- (d) Statement of Encumbrance bearing application No. 31877 of 2020 dated November 06, 2020, issued by the District Registrar of Ranga Reddy District, in respect of land measuring Ac. 4-09 Guntas in Survey No. 410, 411, 412 and 413 situated at Kukatpally, for the period January 01, 1963 to December 31, 1982.
- (e) Statement of Encumbrance bearing No. 50647421 dated November 07, 2020, issued by the Joint Sub-Registrar, Ranga Reddy District, in respect of land measuring 3146 square yards in Survey No. 408 situated at Kukatpally, for the period January 01, 1983 to March 23, 1994.
- (f) Statement of Encumbrance bearing No. 50724816 dated November 13, 2020, issued by the Joint Sub-Registrar, Kukatpally, Medchal-Malkajgiri District, in respect of land measuring Ac. 6-01 Guntas in Survey No. 405, 406, 407 and 409 situated at Kukatpally, for the period March 24, 1994 to November 12, 2020.
- (g) Statement of Encumbrance bearing No. 50724805 dated November 13, 2020, issued by the Joint Sub-Registrar, Kukatpally, Medchal-Malkajgiri District, in respect of land measuring Ac. 4-09 Guntas in Survey No. 410, 411, 412 and 413 situated at Kukatpally, for the period March 24, 1994 to November 12, 2020.
- (h) Statement of Encumbrance bearing No. 50724812 dated November 11, 2020, issued by the Joint Sub-Registrar, Kukatpally, Medchal-Malkajgiri District, in respect of land measuring 3146 square yards in Survey No. 408 situated at Kukatpally, for the period March 24, 1994 to November 12, 2020.
- (i) Statement of Encumbrance bearing No. 71154429 dated December 1, 2021, issued by the Sub-Registrar, Kukatpally, in respect of land measuring 47,107.72 sq. yds.⁷ in Survey No. 405 (Part), 406, 407, 408, 409, 410, 411, 412 and 413 bearing House No. 5-5-35 situated at Kukatpally Village, for the period between March 24, 1994 to November 29, 2021.

⁷ From an independent search conducted by us on the website of the Registration and Stamps Department, Government of Telangana, we note that a separate entry in respect of 2,623.28 Sq. Yds. located within Sy. No. 405 (Part) in Kukatpally Village also appears to be reflected along with this aforementioned land against the Sale Deed No. 10139 of 2021 i.e., the sale deed through which the Landowner acquired title to the Land.

PART V - LIST OF DOCUMENTS REVIEWED

Sl. No.	Description of Documents
1.	Sale Deed dated July 9, 1962 bearing document no. 225/1962.
2.	Sale Deed dated December 26, 1962 bearing Doc No. 436/1962.
3.	Sale Deed dated February 21, 1963 bearing Doc No. 88/1963.
4.	Proceedings of the Tahsildar Hyderabad, West Taluk, Hyderabad District bearing no. A3/19053/62 dated January 15, 1963; (Forms part Doc. No. 88/1963)
5.	Proceedings of the Tahsildar Hyderabad, West Taluk, Hyderabad District bearing no. A3/7696/62 dated November 28, 1962; (Forms part Doc. No. 436/1962)
6.	Land Use Certificate dated November 05, 2020 bearing Lr. No. 040296/LU/HMDA/04112020.
7.	Khasra Pahani year 1954-1955. — CCOPY. Get
8.	Memo dated December 18, 2020 bearing Memo No. A/Spl/2020 for seesala pahani year 1955-1958 and pahanies for the years 1958-1959 to 1994-1995.
9.	Endorsement dated November 23, 2020 bearing Lr. No. B/1226/2020 issued by the Tahsildar Kukatpally Mandal.
10.	Pahanies for the years 1995-1996, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015 and 2015-2016. Get
11.	Statement of Encumbrance dated November 6, 2020 bearing statement no. 31875 issued by SRO Ranga Reddy for the period between January 01, 1962 to December 31, 1982 No need.
12.	Statement of Encumbrance dated November 7, 2020 bearing statement no. 50647465 for the period between January 01, 1983 and March 23, 1994 —
13.	Statement of Encumbrance dated November 6, 2020 bearing statement no. 71876 issued by SRO Ranga Reddy, for the period between January 01, 1962 to December 31, 1982 —
14.	Statement of Encumbrance dated November 7, 2020 bearing statement no. 50647452 for the period between January 01, 1983 and March 23, 1994 —

PART VI – QUALIFICATIONS

- (i) The information provided in title due diligence report (“**Report**”) is documentary in nature and is based completely and solely on photocopies of the documents provided to us as on January 19, 2022 by the Landowner unless otherwise stated. We have appended to this Report, at Part V, a list of documents reviewed by us.
- (ii) While performing the review, we have assumed the (a) genuineness of all signatures, (b) accuracy and correctness of all information / representations provided / made to us, including the facts that are mentioned in agreements, executed copies of documents and government records, (c) authenticity of copies of all documents submitted to us as originals, (d) conformity of the copies or extracts submitted to us with the originals thereof, and (e) compliance with all legal requirements by the parties concerned with the Land.
- (iii) Other than as expressly indicated in this Report, we have relied on the entries made in the revenue records (including *pahani* records) pertaining to the Land for the purpose of tracing the title, and have assumed that the entries made therein, are accurate and have not been challenged or questioned. It may be noted that while entries made in revenue records do not create any right in a property in favour of a person, where none existed in the first place, such entries raise a presumption that such rights exist till the contrary is proved.
- (iv) We have not been provided with the genealogical tree/legal heirs/family member’s certificate of the original owners from whom the flow of title of the Land emanated. As such, there is a possibility of claims by or on behalf of the legal heirs/family members. It may however be noted that the claim, if any, by or on behalf of the legal heirs/family members and/or any third party will be subject to the limitation periods prescribed under the Limitation Act, 1963.
- (v) For the purposes of this Report, we have relied upon the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report.
- (vi) We have assumed that there are no outstanding dues payable by the present / previous owners of the Land to any Government / statutory authority (including any tax / cess dues) or local body and that the Land is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under applicable laws.
- (vii) We have not conducted searches at Government offices other than as indicated in this Report. Further, we have not conducted independent litigation searches in the court registry in relation to the Land, as the courts do not maintain an index of litigation concerning immovable property.
- (viii) This Report is addressed to and is solely for the benefit of the Landowner and no other person or entity shall, save with our consent in writing, rely on this Report or any part thereof.
- (ix) Our observations and conclusions made in this Report are subject to remedial / corrective measures and other actions as may have been prescribed in this Report.
- (x) Our aggregate liability in relation to the issuance of this Report shall not, in any circumstance exceed the fees paid to us for the issuance of this Report.