

2018

TITLE DUE DILIGENCE REPORT FOR MODI PROPERTIES PRIVATE LIMITED

**SURVEY NO. 234 AND 235 OF TURKAPALLY
VILLAGE**

**PREPARED BY
D PAVAN KUMAR
ADVOCATE**

1. INTRODUCTION

- 1.1. This title report (**Report**) has been prepared for Modi Properties Private Limited (**Client**) with respect to the land admeasuring Acres 02-25 Guntas, in Plot no. 1A of Survey Nos. 234 and 235 situated in Turkapally village, Shamirpet Mandal, Medchal –Malkajgiri District (earlier Ranga Reddy District) (**Property**).

2. LIMITATION OF SCOPE

The scope of our review is limited by the following assumptions:

- 2.1. We have assumed that we have been provided all material information and nothing having a bearing to the title Property has been withheld or concealed from our review.
- 2.2. All signatures, stamps, seals and dates, if any, on all documents supplied to us are copies of originals and genuine.
- 2.3. Each party to the document 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.
- 2.4. This Report is being given only on the basis of the documents made available to us by the Client for our review. We have not examined the value or conducted a physical verification of the Property or conducted a search for litigation proceedings before any courts in respect of the Property.
- 2.5. Our review addresses only the issues which we, in our absolute discretion, have considered significant, from a legal perspective. We do not accept responsibility for assessing the commercial or technical implications of the documents reviewed by us or matters referred to therein.

- 2.6. This Report is restricted to issues of a legal nature which have come out of the documents and other information reviewed by us.
- 2.7. This Report is intended solely for the use of the Client. We specifically disclaim any responsibility or liability to any person as regards this Report and the contents thereof.

3. TITLE FLOW OF THE PROPERTY

- 3.1. By way of Government Memo No. 12983/Asn.III(3)/97-3 dated 17 October 1997, the erstwhile Government of Andhra Pradesh handed over advance possession of land admeasuring Acres 180-00 in Survey Nos. 229-235 and 238-243 of Turkapally village, Shamirpet Mandal, Medchal –Malkajgiri District (earlier Ranga Reddy District) in favour of Andhra Pradesh Industrial and Infrastructure Corporation Limited (“**APIIC**”) pending finalization of regular alienation.
- 3.2. By way of GO.Ms.No. 365 dated 6 September 2002, the erstwhile Government of Andhra Pradesh authorised APIIC to transfer the land admeasuring Acres 144-34 Guntas in S.Nos. 230-243 of Turkapally village, Shamirpet Mandal, Medchal –Malkajgiri District (earlier Ranga Reddy District) in favour of Shapoorji Pallonji Biotech Park Private Limited.
- 3.3. By way of LR. RC. No. 2382/ 03/ H2 dated 22 September 2003, The Director of Town and Country Planning of the erstwhile Government of Andhra Pradesh, Hyderabad approved the tentative layout in favour of the land admeasuring an extent of Acres 144-84¹ Cents in Survey Nos. 230-243 of Turkapally village, Shamirpet Mandal, Medchal –Malkajgiri District (earlier Ranga Reddy District).
- 3.4. By a Deed of Conveyance Deed bearing no. 9579/2004 dated 2 November 2002, the erstwhile Governor of State of AP represented by Zonal Manager of APIIC transferred land admeasuring Acres 144-34 Guntas in Survey Nos. 230-243 situated in Turkapally village,

¹ Acres 144-84 Cents is equivalent to Acres 144-34 Guntas.

Shamirpet Mandal, Medchal –Malkajgiri District (earlier Ranga Reddy District) to Shapoorji Pallonji Biotech Park Private Limited.

[Note: Page Number 3 of the Conveyance Deed bearing no. 9579/2004 dated 2 November 2002 is missing and needs to be provided to us.]

- 3.5. By way of Sale deed bearing no. 4344/2005 dated 13 July 2005 Shapoorji Pallonji Biotech Park Private Limited sold land admeasuring an extent of Acres 02-25 Guntas in Plot No. 1A in Shapoorji Pallonj Botech Park, Phase-I under Survey Nos. 234 and 235 situated in Turkapally Village, Shamirpet Mandal, Medchal –Malkajgiri District (earlier Ranga Reddy District) to Tata Chemicals Limited.

[Note: Status of Clause G of the Sale Deed bearing no. 4344/2005 dated 13 July 2005 needs to be verified.]

- 3.6. The pahanis for the year 2017-2018 for the Survey No. 234 records the land admeasuring Acres 22-09 Guntas as Karzikhata and it records K. K. Knowledge Park as the possessor for the said land.

[Note: Please provide us with the information on K. K. Knowledge Park.]

- 3.7. The pahanis for the year 2017-2018 for the Survey No. 235 records the land admeasuring Acres 227-20 Guntas as Poramboku Land and it records the following persons as the possessors of the said land:

- a. Shapoorji Pallonji Company- Extent: Acres 185-39² Guntas.
- b. Shikam Balya Cheruvu³- Extent: Acres 41-21 Guntas.

- 3.8. We note from Prohibited Properties Register list for Survey no. 234 of Turkapally Village, obtained from Telangana Registration and Stamps

² Documents pertaining to how Shapoorji Pallonji Company acquired possession in the land admeasuring Acres 185-39 Guntas in Survey No. 235 is not available for our review.

³ Documents pertaining to how Shikam Balya Cheruvu acquired possession in the land admeasuring Acres 41-21 Guntas in Survey No. 235 is not available for our review.

Department website⁴ that, the land admeasuring 889 Guntas that is Acres 22-09 Guntas is classified as government land.

[Note: We have not been provided details of the total extent of the land available in Survey.no. 234. Further it needs to be clarified whether the Property being acquired forms a part of the government land.]

- 3.9. We note from Prohibited Properties Register list for Survey no. 235 of Turkapally Village, obtained from Telangana Registration and Stamps Department website⁵ that, the land admeasuring 9100 Guntas that is Acres 227-20 Guntas is classified as government land.

[Note: We have not been provided details of the total extent of the land available in Survey.no. 235. Further it needs to be clarified whether the Property being acquired forms a part of the government land.]

- 3.10. The Encumbrance Certificate bearing no. 33668884 dated 21 August 2018 records the name of Tata Chemicals Limited as the owner of the land admeasuring Acres 2-25 Guntas in Plot no. 1A in Survey nos. 234 and 235 situated in Turkapally Village, Shamirpet Mandal, Medchal – Malkajgiri District (earlier Ranga Reddy District).

CONCLUSION

To be finalized subject to review of the above mentioned documents in Note.

⁴<http://registration.telangana.gov.in/ts/UnitRateMV.do;jsessionid=PyQtbT1Qv77TYmcs7pbCnpMNzPJNVn1r7Gvw7yCnQf9Xh9YM1ZfGI-1452237393> dated 13 November 2018.

⁵<http://registration.telangana.gov.in/ts/UnitRateMV.do;jsessionid=PyQtbT1Qv77TYmcs7pbCnpMNzPJNVn1r7Gvw7yCnQf9Xh9YM1ZfGI-1452237393> dated 13 November 2018.