

Dr. G. JALPATH REDDY-
SRI VENKAT REDDY,
M.A. M.Com M.Sc. (Psy.) M.Phil. LL.B. Ph.D.
ADVOCATE (ENRL. No. TS/6/2019)

Parimala Winsome Apartments,
Flat No. G-9, H. No. 11-8-99/106,
Narsimhapuri Colony,
Behind Sai Sanjeevani Hospital,
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TITLE SCRUTINY REPORT

Preface :

This title scrutiny is undertaken as per the requisition of M/s Rajapushpa Asset Management LLP, a company registered under the provisions of the Indian Companies Act, 1956 having its registered at 6th Floor, Rajapushpa Summit, Nanakramguda, Hyderabad – 500 008 with regard to title and entitlement in respect of land admeasuring 37,535 Sq.Yards equivalent to Ac. 7-755 Gts. in Sy. Nos. 239 and 240 of plot No. 2, NEOPOLIS, Kokapet, Gandipet Mandal of Sangareddy District to develop the same by constructing multi-storied residential apartment buildings thereon.

I have examined and relied on photocopies of the documents shown in the **Annexure-A** hereto, for preparing this report.

Findings based on the documents examined.

A. Title :

Survey Nos. 239 and 240 land measuring Acres 7.755 :

1. *On review of the Pahani Patrikas :*

For the years 1954-55 (Khasra pahani) 1962-63, 1963-64, 1975-76, 1984-85, 1986-87, 1989-90, 1994-95, 1996-97, 1997-98, 1998-99, 2005-06, 2007-09, 2009-10, 2010-11, 2011-12, 2012-13, 2014-15, 2015-16, 2016-17, Sy. No. 239, extent Ac. 214.38 Gts. and Sy. No. 240, extent Ac. 313.36 Gts. situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District is recorded as "Sarkari Poramboku".

2. *On review of the Dharani :*

On review of the Dharani online entries, Sy. No. 239, extent Ac. 214.38 Gts. and Sy. No. 240, extent Ac. 313.36 Gts. situated at Kokapet Village is recorded as Government land. Hence the Government of Telangana is the absolute owner and possessor of the land.

3. The Government has handedover possession of Sy. No. 239, extent Ac. 214.38 Gts. and Sy. No. 240, extent Ac. 313.36 Gts. situated at Kokapet Village to the then Hyderabad Urban Development Authority (HUDA), now known as Hyderabad Metropolitan Development Authority (HMDA) while permitting the authority to conduct public auction for the sale of land in the above Survey numbers through the Government Memo No. 77603/Assign.V(2)/1996-10 dated 17.11.1999 directed the District Collector, Rangareddy to handover physical possession of the above land in Sy. No. 239 and 240 of Kokapet village to HUDA.

4. In pursuance of the above orders, the Mandal Revenue Officer, Rajendranagar has conducted the panchanama on 06.01.2000 and handed over the physical possession of the schedule land to the HUDA/HMDA.
5. Further, the Government through orders issued in G.O. MS No. 85, MAUD Department dated 28.02.2011 clarified and ratified the auctions conducted by HUDA/HMDA from time to time and further clarified that all the sale proceedings released on sale of lands by the HUDA/HMDA are Government receipts and not receipts of HUDA/HMDA, as the special authority is the agent of the Government and all transactions conducted by the HUDA/HMDA are on behalf of the State Government.
6. The Government of Telangana through order G.O. MS No. 242 MAUD Department dated 09.09.2019 permitted the HMDA to conduct auction (e-auction) of the balance Government land in Sy. Nos. 239 and 240 of Kokapet village, Gandipet mandal of Rangareddy district and remit the sale proceeds into Government Account. Further, the Government through G.O. MS No. 13, Industries and Commerce (IP & INF) Department dated 10.06.2021 have issued Standard Operating Procedure (SoP) in disposal of the Government land parcels through e-auction in a transparent manner.
7. Consequently, based on the above orders, the HMDA being the nodal agency on behalf of the Government of Telangana (land owner) has issued notification for bids dated 15.06.2021 through website inviting bids for purchase of various plots including plot No. 2 admeasuring 37,535 sq.yds. equivalent to Acres 7.755 in Sy. Nos. 239 and 240 in NEOPOLIS layout situated at Kokapet village, Gandipet Mandal, Rangareddy District which is schedule land herein on Multiple Use Zone basis.
8. In pursuance of the above notification, M/s Rajapushpa Properties Private Limited has submitted a bid to participate in the said e-auction and completed all formalities on 15.07.2021, the HMDA conducted e-auction through M/s MSTC, a Government of India enterprises. M/s Rajapushpa Properties Private Limited has emerged as highest bidder (H1) for the Schedule Property, i.e., Plot No. 2, extent 37,535 sq.yds. equivalent to acres 7.755 in Sy. Nos. 239 and 240 of Kokapet village, Gandipet Mandal, Rangareddy District and the same was confirmed by HMDA confirmation cum allotment letter No. 1944-8/2/P/EMU/HMDA/KKPT/2019 dated 30.07.2021 issued in favour of the M/s Rajapushpa Properties Private Limited (Vendee). According to the confirmation-cum-allotment letter, the bid price is Rs. 42,40,00,000/- per acre and the total sale consideration of the Plot No. 2 is Rs. 328,81,20,000/-.
9. M/s Rajapushpa Properties Private Limited being the highest bidder in respect of Plot No. 2, extent 37,535 sq.yds. equivalent to acres 7.755 in Sy. Nos. 239 and 240 of Kokapet village has paid entire sale consideration of Rs. 328,81,20,000/- to the HMDA.
10. The Government of Telangana has issued orders through G.O. MS No. 125, Revenue (Assn.II) Dept. dated 22.12.2021 permitted and authorized the District Collector, Rangareddy District to execute the sale deeds in favour of the successful bidder by himself or by the person authorized by him on behalf of the Government of Telangana.
11. In pursuance of the above orders, the District Collector, Rangareddy District vide proceedings No. LC1/5550/2021 dated 22.12.2022, permitted and authorized the

Tahsildar, Gandipet to execute and register the sale deeds in favour of the successful bidders of the plots in the NEOPOLIS layout.

12. Accordingly, the Tahsildar, Gandipet on behalf of the Government has executed a Sale Deed dated 31.03.2022 with respect to land admeasuring 37,535 sq.yds. equivalent to acres 7.755 of Plot No. 2 in Sy. Nos. 239 and 240 situtaed at Kokapet village, Gandipet Mandal of Rangareddy District in favour of M/s Rajapushpa Properties Private Limited registered as document No. 4352 of 2022 in the office of the SRO, Gandipet.
13. M/s Rajapushpa Properties Private Limited executed a DAGPA dated 26.09.2023 with respect to land admeasuring 37,535 sq. yds. equivalent to Acres 7.755 of plot No. 2 in Sy. No. 239 and 240 situated at Kokapet village, Gandipet Mandal, Rangareddy District in favour of M/s Rajapushpa Asset Management LLP, registered as document No. 11949 of 2023 registered in the office of the SRO, Gandipet.

B. Encumbrances :

On review of the online Encumbrance bearing statement No. 148972739 dated 20.11.2023 fro the period covering from 01.01.1983 to 19.11.2023 issued by the SRO, Gandipet in respect of the property, we note that the regisrated transaction reflected in respect of the property is same as set out in the report. Except this, no other transactions reflected in respect of the Schedule Property.

C. Permission by Airport Authority :

The Airport Authority of India, Hyderabad issued No Objection Certificate for Hieight Clearance for the proposed project vide NOC ID No. HYDE/SOUTH/B/072822/686954-446/22/H-1 dated 04.08.2022.

D. Environmental Clearence :

The State Environmental Impact Assessment Authority (SEIAA), Telangana Sate Granted Environmental Clearence for the proposed project vide orders No. SIA/TG/INFRA2/436117/2023 dated 09 Jul 2023 and SIA/TG/INFRA2/436649/2023 dated 13 Jul 2023 under provisions of the EIA notifications 2006. EC Identification No. EC23B038TG167611 and EC23B039TG158899.

E. NOC from Telangana sate Disaster Response and Fire Services Department :

The Director General, Telangana Sate Disaster Response and Fire services department issued provisional NOC No. 50183058302023, 50177058302023, 50178058302023, 50179058302023, 50180058302023, 50181058302023 dated 11.10.2023 to the proposed multistored buildings including club house in NEOPOLIS Layout, Kokapet.

F. Approvals for Construction of Multistored Apartments from HMDA :

M/s Rajapusha Asset Management LLP submitted an application seeking permission for construction of multistored residential apartment buildings consisting of five tower blocks A to E; towner A to D consisting of 4 cellars – Stilt + 51 upper floors, Tower-E consisting of 4 cellars + Stilt + 50 upper floors and amenities with 4 cellars + Ground + 6 upper floors in Plot No. 2 in Sy. NOs. 239/P & 240/P, situated at Kokapet Village of Gandipet Mandal, Rangareddy.

District in extent of 31,345.14 sq.mts. Hyderabad Metropolitan Development Authority (HMDA) vide Proceedings No. 3164/SKP/Plg/HMDA/2023 dated 18.11.2023 having approved the plans for construction of said multistored residential apartment buildings consisting of five tower blocks A to E; towners A to D consisting of 4 cellars – Stilt + 51 upper floors, Tower-E consisting of 4 cellars + Stilt + 50 upper floors and amenities with 4 cellars + Ground + 6 upper floors in Plot No. 2 in Sy. NOs. 239/P & 240/P situated at NEOPOLIS Layout, Kokapet (V) of Gandipet (M), Rangareddy District submitted by M/s Rajapushpa Asset Management LLP received the payment of charges envisaged.

G. Creation of Mortgage in favour of HMDA :

Pursuant to the permission for construction granted by HMDA and non-compliance of the conditions thereof two separate mortgage deeds have been executed in favour of the Metropolitan Commissioner, HMDA as detailed below :

S.No.	Document No.	Date	Description
1	14068/2023	14.11.2023	Regular 10% mortgage area in an extent of 37368.36 sq.mts. in favour of Metropolitan Commissioner, HMDA
2	14067/2023	14.11.2023	Additional 5% mortgage area in an extent of 18765.94 sq.mts. in favour of Metropolitan Commissioner, HMDA

I. Release of permissions for Construction :

Upon compliance of conditions stipulated by HMDA vide Proceedings in File No. 3164/SKP/Plg/HMDA/2023 dated 18.11.2023, creation of mortgage and transfer of road affected area, HMDA released the plans for construction of multistoried residential apartments buildings in Project Land admeasuring Ac. 7-755 Gts. equivalent to 37,535 sq.yds. in Sy. Nos. 239 and 240 of plot No. 2, NEOPOLIS, Kokapet, Gandipet Mandal of Sangareddy District vide letter dated 18.11.2023.

Certificate

This is to certify that M/s Rajapushpa Properties Private Limited (being entrusted DAGPA to Rajapushpa Asset Management LLP) has got absolute clear and marketable title in respect of respective parcels of the project land total admeasuring acres 7.755 equivalent to 37,535 sq.yds. in Sy. Nos. 239 and 240 situated at Plot No. 2, Kokapet Village of Gandipet Mandal, Rangareddy District.

Hyderabad

Date : 20-11-2023.

(Dr. G. Jalpath Reddy, Sri Venkat Reddy)

ADVOCATE

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Annexure – IA

S. No.	Date	Description of the Document
1		Copies of Pahani Patrikas for the years 1954-55, 1962-63, 1986-87, 2005-06
2	17.11.1999	Copy of the Government Memo No. 77603/Assign.V(2)/1996-10
3	28.02.2011	Copy of the G.O. MS No. 85, MAUD Department
4	09.09.2019	Copy of the G.O. MS No. 242 MAUD Department
5	30.07.2021	Copy of the HMDA confirmation cum allotment Lr. No. 1944-8/2/P/EMU/HMDA/KKPT/2019
6	22.12.2021	Copy of the G.O. MS No. 125, Revenue (Assn.II) Department
7	22.12.2022	Copy of the Proceeding No. LC1/5550/2021
8	31.03.2022	Copy of the registered Sale Deed No. 4352/2022 executed by the Tahsildar, Gandipet in favour of M/s Rajapushpa Properties Private Limited in respect of land admeasuring Acres 7.755 in Sy. No. 239 and 240.
9	26.09.2023	Copy of the registered DAGPA No. 11949/2023 executed by M/s Rajapushpa Properties Private Limited in favour of M/s Rajapushpa Asset Management LLP registered in respect of land admeasuring Acres 7.755 in Sy. No. 239 and 240.
10	19.11.2023	Copy of the online Encumbrance certificate No. 148972739

Hyderabad

Date : 20-11-2023

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