

Dr. G. JALPATH REDDY-
SRI VENKAT REDDY,
M.A. M.Com M.Sc. (Psy.) M.Phil. L.L.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,
Sarooranagar, Hyderabad – 500 035
Mobile : 9912525699, 8978994466

TITLE SCRUTINY REPORT

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, (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.5-23 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. 6-38 Gts.** owned and possessed by the said company and entitlement to develop the land total admeasuring **Ac. 12-21 gts.** in Sy.Nos. 464, 465, 466, 473 and 482 as detailed below, into an integrated gated high rise multi storied residential apartments complex in the name & style of “**RAJAPUSHPA PROJECT (Site-B)**”, 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 | Extent Owned & Possessed by M/s RPPL | Extent Entrusted | Extent included in Site-B |
|----------|------------------|---------------------------|--------------------------------------|------------------|---------------------------|
| II | 464 | M/s.RPPL | 1-14 | | 1-14 |
| | Sub Total | | 1-14 | | 1-14 |
| III | 465 | M.Lakshmi Divya Jyothi | | 0-02.00 | 0-02.00 |
| | 465 | M.Praveen | | 0-01.00 | 0-01.00 |
| | 465 | D.Sridevi | | 0-05.00 | 0-05.00 |
| | 465 | M/s.RPPL | 2-04 | | 2-04 |
| | 465 | Smt.P.Laxmi | | 0-03.00 | 0-03.00 |
| | 465 | Smt.K.Karunamaye | | 0-12.00 | 0-12.00 |
| | 465 | Khanapuram Surendar Reddy | | 0-02.00 | 0-02.00 |
| | Sub Total | | 2-04.00 | 0-25.00 | 2-29.00 |
| IV | 466 | P. Lakshmi Prasanna | | 0-02.00 | 0-02.00 |
| | 466 | V.Sunitha | | 0-01.50 | 0-01.50 |
| | 466 | B.Varunkumar Reddy | | 0-01.50 | 0-01.50 |
| | 466 | A.Krishna Reddy | | 0-01.50 | 0-01.50 |
| | 466 | S.Abhijeeth Reddy | | 0-01.50 | 0-01.50 |
| | 466 | S.Maneesh Reddy | | 0-01.50 | 0-01.50 |
| | 466 | S.Pushpa | | 0-01.00 | 0-01.00 |
| | 466 | Ch.Ragini | | 0-01.00 | 0-01.00 |
| | 466 | Dr.Samjay Bagade | | 0-01.00 | 0-01.00 |
| | 466 | A.Venkat Reddy | | 0-01.00 | 0-01.00 |
| | 466 | D.Bhagyamma | | 0-10.00 | 0-10.00 |

(Signature)
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| | | | | | |
|----|-----|---------------------------|----------------|----------------|-----------------|
| | 466 | Sandeep Gunturi | | 0-01.00 | 0-01.00 |
| | 466 | K.Krishnaveni | | 0-01.00 | 0-01.00 |
| | 466 | K.Dharmendra | | 0-01.00 | 0-01.00 |
| | 466 | N.Jagadeesh | | 0-01.00 | 0-01.00 |
| | 466 | M.Sathish kumar | | 0-01.00 | 0-01.00 |
| | 466 | Vinodh Jain | | 0-01.00 | 0-01.00 |
| | 466 | Swetha Jain | | 0-01.00 | 0-01.00 |
| | 466 | A.Indira Devi | | 0-01.00 | 0-01.00 |
| | 466 | Jayalakshmi | | 0-01.00 | 0-01.00 |
| | 466 | Sulthan Ahmed | | 0-02.00 | 0-02.00 |
| | 466 | Indira Muthyala | | 0-01.00 | 0-01.00 |
| | 466 | Bhupathiraju Ramurthyraju | | 0-01.00 | 0-01.00 |
| | 466 | Y Satyamma | | 0-01.00 | 0-01.00 |
| | 466 | Gaurav Kalya | | 0-01.00 | 0-01.00 |
| | 466 | Rapalli Vittal | | 0-01.00 | 0-01.00 |
| | 466 | Nagendra | | 0-01.00 | 0-01.00 |
| | 466 | Hanmanta Reddy | | 0-01.00 | 0-01.00 |
| | 466 | A ShivaramaKrishna Reddy | | 0-01.00 | 0-01.00 |
| | 466 | Amit Bansal | | 0-01.00 | 0-01.00 |
| | 466 | M/s RPPL | 0-19.50 | | 0-19.50 |
| | 466 | Vamshiram | | 1-01.00 | 1-01.00 |
| | 466 | AR Enterprises | | 0-10.00 | 0-10.00 |
| | 466 | Pdma Pullmma | | 0-06.00 | 0-06.00 |
| | 466 | Koppula Rachitha | | 0-02.00 | 0-02.00 |
| | | Total | 0-19.50 | 2-22.50 | 3-02.00 |
| V | 473 | M/s.RPPL | 2-3100 | | 2-3100 |
| | | Total | 2-3100 | | 2-3100 |
| VI | 482 | VANAJA Farms | | 2-15.50 | 2-15.50 |
| | 482 | M/s.RPPL | 0-09.50 | | 0-09.50 |
| | | Total | 0-09.50 | 2-15.00 | 2-25.00 |
| | | Grand Total | 6-38.00 | 5-23.00 | 12-21.00 |

OBJECTIVE & SCOPE:

The objective of this Report is to provide detailed analysis on title to the 'Project Land' which required us to conduct a comprehensive due diligence/title verification of the records pertaining to the land 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 photo copies of the documents provided to us as detailed under the List of Documents detailed in Annexure and the

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search and independent verification of such information or documents relating to the matters, that are indexed by name only under this report.

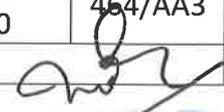
B. The conduct of the comprehensive due diligence/ title verification exercise was to entail:

- Ownership and title of the project land and vesting of the Flats in favour of the respective Land Owners 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 title of the project land and ascertain that the owners are vested with the absolute title over their respective extents of the project land.
- Carrying out encumbrance check at the office of the jurisdictional Registrar / Sub Registrar of Assurances for the period of the last 12 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 Land Acquisition Act,
- 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. 464 Extent Ac. 1-14 Gts. :

One Sri Chavedi Laxma Reddy S/o Buchi Reddy was the original pattedar of the land admeasuring Ac. 5-15 Gts. in Sy. No. 464 of Tellapur Village as per Khasra pahani 1954-55. Sessal Pahani for the year 1955-58 and 1960-61 pahani establishes that Sri Chavedi Laxma Reddy was the pattedar of the said land. Consequent to the death of Sri Chavedi Laxma Reddy his mother Smt. Chavedi Mallamma succeeded to the property. Smt. Chavedi Mallamma having thus acquired the land admeasuring Ac. 5-15 Gts. in Sy. No. 464 sold the same to the following persons as detailed herein below :

| S. No. | Name of the Purchaser | Sale Deed No. & Date | Sy. No. | Extent Ac. – Gts. |
|--------------|-----------------------|--------------------------|---------|-------------------|
| 1 | Rajanala Om Reddy | 2550/1990, 06.07.1990 | 464/A1 | 2-00 |
| 2 | Rajanala Anji Reddy | | 464 | 2-00 |
| 3 | Rajanala Ramulamma | 2552/1990, 06.07.1990 | 464/AA3 | 1-15 |
| Total | | | | 5-15 |


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Sri Rajanala Anji Reddy having purchased an extent of Ac.2-00 gts in Sy.No.464 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District in turn sold an extent of Ac.1-00 gts thereof to Smt.P.Andalu through a registered Sale Deed bearing document No.3247 of 1995 dated 16.06.1995. Smt.P.Andalu in turn sold the same to Smt.Kolluri Amrutha through a Registered Sale Deed bearing document No.4156 of 2005 dated 11.03.2005, registered at SRO/Sangareddy. Accordingly, entries in revenue records have been implemented vide MRO. Ramachandrapuram Mandal Proc.No.B/2266/2005 dated 27-07-2005 and PPB and TD were issued vide Y-531326 with Khatha No.861 in favour of Smt.Kolluri Amrutha.

Smt.Kolluri Amrutha thus being the absolute owner and possessor of the land admeasuring Ac. 1-00 Gts. in Sy. No. 464 situated at Tellapur having received entire sale consideration thereof, executed a registered AGPA vide document bearing No.10029/2018 dated 15.03.2018 registered at SRO/Sangareddy in favour of **M/s. RPPL. is authorized to use Ac. 1-00 Gts. in Sy. No. 464 under AGPA No. 10029/2018 dated 15.03.2018. This land is included in the project by virtue of the above AGPA.**

M/s RPPL is the absolute owner and possessor of the land admeasuring Ac. 0-14 Gts. in Sy. No. 464/A and 464/E1 and the same is included in the project.

Item No. II : Title Flow of Land in Sy. No. 465 Extent Ac. 2-29 Gts. :

One Sri Mohammad Ismail was the original pattedar of the land admeasuring Ac. 3-15 Gts. in Sy. No. 465 as per Khasra Pahani 1954-55. Sessal 1955-58 also establishes the same. Mohammad Ismail being pattedar of the land admeasuring Ac. 3-15 Gts. in Sy. No. 465 sold an extent of Ac. 1-28 Gts. thereof to Sri Navaru Yadireddy through registered sale deed bearing document No. 1604/1973 dated 02.08.1973 who in turn sold the same to his daughter Smt. Dakareddy @ Tolukatta Bhudevi through registered sale deed bearing document No. 4705/1995 dated 19.10.1995 who in turn sold an extent of Ac. 0-34 Gts. @ Ac. 0-17 Gts. each to Sri Kanapuram Balwantha Reddy and Smt. Kanapuram Ratnamala through registered sale deed bearing document No. 9058/2011 dated 25.08.2011 and another extent of Ac. 0-34 Gts. to M/s RPPL through registered sale deed bearing document No. 15965/2016 dated 15.07.2016.

Sri Khanapuram Balavantha Reddy and Smt.Ratnmala sold the land of Ac.0-34 gts in Sy.No.465 to M/s.RPPL which is included in the Project.

One Sri Perugu Sattaiah having purchased an extent of Ac. 1-27 Gts. in Sy. No. 465 from Mohammad Ismaial through registered sale deed bearing document No. 4405/1973 dated 02.08.1973 in turn sold the same to Sri Malgari Lachireddy through registered sale deed bearing document No. 910/1995 dated 23.02.1995. Sri Malgari Lachireddy being absolute owner of Ac. 1-27 Gts. in Sy. No. 465 sold the same to Smt. V. Vijayalaxmi through registered sale deed bearing document No. 17418/2006 dated 22.07.2006. Smt. Vijayalaxmi thus being absolute owner and possessor of the land admeasuring Ac. 1-27 Gts. in Sy. No. 465 sold the same to M/s RPPL through registered sale deed bearing document No. 26800/2016 dated 05.11.2016.


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M/s RPPL having become absolute owner and possessor of the land total admeasuring Ac. 2-21 Gts. comprising of Ac. 0-34 Gts. in Sy. No. 465/AA and Ac. 1-27 Gts. in Sy. No. 465/A, sold the same to Smt. Manne Sindhuja Reddy through registered sale deed bearing document No. 1275/2017 dated 30.01.2017. Manne Sindhuja Reddy again sold the same land to M/s RPPL through registered sale deed bearing document No. 80/2022 dated 31.01.2022.

M/s RPPL thus being the absolute owner and possessor of the land admeasuring Ac. 0-34 Gts. in Sy. No. 465/AA1 situated at Tellapur executed a registered AGPA vide document bearing No.263/2022 dated 23.03.2022 in favour of M/s SPARK VENTURES, thereby duly authorizing it to deal with the land Ac.0-34 gts in Sy No.465/AA1 situated at Tellapur Village. M/s SPARK VENTURES exercising the authorities granted under said registered AGPA No.263 of 2022 dated 23.03.2022, executed sale deeds in favour of Smt.M.Lakshmi Divya Jyothi and (3) others for an extent of Ac.0-11 gts and the purchasers executed development agreements in favour of M/s RPPL.

Thus, the land admeasuring Ac. 0-11 Gts. in Sy. No. 465/AA1 has been entrusted for development in favor of M/s RPPL and the land is included in the project.

M/s.RPPL thus remained to be absolute owner and possessor of the land admeasuring Ac.1-27 gts in Sy.No.465/A by virtue of Sale Deed bearing document No. 80/2022 dated 31.01.2022 **and out of which Ac.1-00 gts is included in the Project.**

M/s.RPPL sold the remaining extent of Ac. 0-27 Gts. in Sy. No. 465/A/1/1 as detailed below:

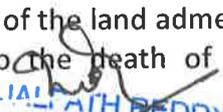
| S. No. | Name of the Purchaser | Extent Ac. – Gts. | Sale Deed No. & Date | DAGPA No. & Date |
|--------------|---------------------------|-------------------|------------------------|--------------------------|
| 1 | Khanapuram Surendar Reddy | 0-02 | 671/2023 13-09-2023 | 18420/2023 30/09/2023 |
| 2 | Smt. P. Lakshmi | 0-03 | | |
| 3 | Smt. K. Karunamaye | 0-12 | | |
| 4 | M/s. RPPL | 0-10 | | |
| Total | | 0-27 | | |

The above extent of Ac.0-27 gts in Sy.No.465 situated at Tellapur village is included in the Project.

Item No. III : Title Flow of Land in Sy. No. 466 Extent Ac. 3-02 Gts. :

As per Khasra 1954-55, the total extent of land in Sy.No.466 of Tellapur villapur village, Ramachandrapuram Mandal, Sangareddy District is Ac.7-32 gts. Sri Nayakwadi Rangaiah was recorded as Pattedar for an extent of Ac.3-36 gts in Sy.No.466/AA and Nayakwadi Mallaiah was recorded as Hissedar to an extent of Ac.3-36 gts in Sy.No.466/A. Apparently the land of Ac.3-36 in Sy.No.466/AA was partitioned between Nayakwadi Rangaiah and Nayakwadi Shankaraiah equally @ Ac.1-38 gts each.

Sri Naikwadi Shankaraiah was the pattedar and possessor of the land admeasuring Ac.1-38 gts in Sy.No.466/AA of Tellapur village. Consequent to the death of Sri Naikwadi


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Shankaraiah, the name of his wife, Smt. Naikwadi Devamma was mutated in the revenue records. Consequent to the death of Smt.Devamma, her six sons viz., S/Sri Naikwadi Papaiah, Naikwadi Nagulu, Naikwadi Ravindar, Naikwadi Ashok, Naikwadi Hanumantha Rao and Naikwadi Laxman Rao jointly succeeded to the land admeasuring Ac.1-38 gts as her legal heirs and successors-in-interest. S/Sri Naikwadi Papaiah and five others having jointly succeeded to the land admeasuring Ac.1-38 gts in Sy.No.466/AA jointly sold an extent Ac.0-39 gts thereof to Smt.Varidireddy Nishitha, Sri Sannapureddy Sreenivasulu Reddy and Sri Raghuvver Kamisetty through three separate registered Sale Deeds as detailed below:

| S. No. | Sy. No. | Extent Ac. Gts | Purchased by | Document No. & Date |
|--------------|---------|----------------|--------------------------------|------------------------------|
| 1 | 466/AA | 0-15 ½ | Varidireddy Nishitha | 11375 of 2013, 20-05-2013 |
| 2 | 466/AA | 0-15 ½ | Sannapureddy Srinivasulu Reddy | 11374 of 2013, 20-05-2013 |
| 3 | 466/AA | 0-08 | Reghuvver Kamisetty | 11376 of 2013, 20-05-2013 |
| TOTAL | | 0-38 | | |

Smt.Varidireddy Nishitha and Sri Sannapureddy Srinivasulu thus becoming absolute owners and possessors of the land total admeasuring Ac.0-31 gts @ Ac.0-15 ½ each in Sy.No.466/AA situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District sold the same to M/s RPPL through registered Sale Deeds bearing document Nos.203 of 2022 and 204 of 2022 both dated 26-02-2022. M/s RPPL thus becoming the absolute owner and possessor of the land admeasuring Ac. 0-31 Gts. in Sy. No. 466/AA situated at Tellapur executed a registered AGPA vide document bearing No.263/2022 dated 23.03.2022 in favour of M/s Spark Ventures, thereby duly authorizing it to deal with the land of Ac.0-31 gts in Sy No.466/AA situated at Tellapur Village,

M/s SPARK VENTURES exercising the authorities granted under the said registered AGPA No.263 of 2022 dated 23.03.2022 executed sale deeds to different persons for an extent of Ac. 0-10 Gts. including the Sale Deed bearing document No. 177/2023 dated 27.03.2023 for an extent of Ac. 0-02 Gts. in Sy. No. 466 in favour of Smt. Penmetsa Lakshmi Prasanna. Smt. Penmetsa Lakshmi Prasanna in turn executed DAGPA bearing document No. 10419/2023 dated 10.07.2023 in favor of M/s RPPL.**The above extent of Ac. 0-02 Gts. entrusted for development is included in the project.**

M/s RPPL represented by its AGPA holder, Spark Ventures sold the remaining extent of Ac.0-21 gts comprising of Ac.0-05 ½ gts in 466/AA1/1/2/1/1/1/1/1 (from out of 0-15 ½ gts purchased from Nishitha) and 0-15½ gts in Sy.No.466/AA2 (purchased from Srinivasulu Reddy) to Sri Talari Kumar through registered sale deed bearing document No. 207/2023 dated 11.04.2023. Sri Talari Kumar having become absolute owner and possessor of the land admeasuring Ac. 0-21 Gts. sold an extent of Ac. 0-09.50 Gts. to Smt. Y. Krishna Veni and (5) others which was included in Site-A Project. Sri Talari Kumar sold the remaining extent of Ac. 0-11.50 Gts. in Sy. No. 466 in bits and pieces to Smt.V.Sunitha and (8) others and the purchasers entrusted the same to M/s RPPL for development.


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The above extent of Ac. 0-11.50 Gts. entrusted for development is included in the project.

The Land bearing Sy. No. 466/A total admeasuring Ac. 3-36 Gts. situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District was the patta land of Nayakwadi Swamy and his two brothers including Nayakwadi Rukkaiah @ Ac. 1-12 Gts. each inherited from Nayakwadi Mallaiah. Consequent to the death of Rukkaiah, his two sons viz., Nayakwadi Srinivas and Nayakwadi Mahesh having jointly succeeded to the share of Rukkaiah sold the same as detailed herein below:

| Document No. & Date | Extent (Ac - Gts.) | Sy. No. | Purchased from | Purchased by |
|---------------------------|--------------------|---------|--------------------------------|--------------------------------|
| 11203/2005, 29.08.2005 | 0-19 | 466/AA3 | Nayakwadi Srinivas and another | Gopala Yadagiri |
| 11204/2005, 29.08.2005 | 0-19 | 466/AA3 | Nayakwadi Srinivas and another | Gopala Raju |
| 27951/2006, 22.11.2006 | 0-14 | 466/A3 | Nayakwadi Srinivas and another | Gopala Yadagiri & Raju jointly |

Thus, Gopala Yadagiri and Gopala Raju having become absolute owners and possessors over an extent of Ac. 0-26 Gts. each total admeasuring Ac. 1-12 Gts. jointly sold an extent of Ac. 0-12 Gts. thereof to M/s RPPL through registered sale deed bearing document No. 10984/2014, dated 28.08.2014. They also sold the remaining extent of Ac. 1-00 Gts. in Sy. No. 466 of Tellapur to M/s RPPL through registered sale deed bearing document No. 32277/2022 dated 19.09.2022.

Consequent to the death of Nayakwadi Mallaiah, his wife Smt. Mallamma succeeded him to an extent of Ac.1-12 gts in Sy.No.466/A2. Smt. Nayakwadi Malamamma along with her four sons namely Venkatesh, Sathaiah, Krishna and Prabhu jointly executed a registered Sale Deed bearing document No.16036/2005 dated 13-01-2005 in favour of Bigala Ganesh in respect of Ac.0-38 gts in Sy.No.466/A2 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District. Bigala Ganesh in turn sold the same as detailed herein below:

| S. No. | Document No. & Date | Extent | Sy.No.. | Purchaser |
|--------|---------------------------|--------|---------|------------------|
| 1 | 11178/2006, 21-04-2006 | 0-14 | 466/A2 | Smt.M.Haritha |
| 2 | 26748/2006, 16-11-2006 | 0-05 | 466/A2 | Smt.M.Haritha |
| 3 | 11179/2006, 22-04-2006 | 0-14 | 466/A2 | Smt.K.Amaravathi |
| 4 | 26749/2006, 16-11-2006 | 0-05 | 466/A2 | Smt.K.Amaravathi |

Later, Smt. K. Amaravathi in turn sold her land of Ac. 0-19 Gts. to Smt. M. Haritha through registered Sale Deed bearing document No.7312/2008 dated 28-05-2008.

Subsequently, Smt. M. Haritha sold an extent of Ac.0-08 gts out of Ac.0-38 gts in Sy.No.466/A2 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District to M/s. RPPL through Sale Deed bearing document No.3855/2016 dated 15/02/2006.

M/s. RPPL thus becoming absolute owner and possessor of the land admeasuring Ac.0-20 gts in Sy.No.466 (purchased Ac.0-12 gts from Gopala Yadagiri & another + Ac.0-08 gts from Smt.Haritha) situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District sold the same to M/s Nandan Infra Resources LLP through registered Sale Deed bearing document No.10023/2016 dated 09-05-2016. M/s Nandan Infra Resources LLP entrusted the said land of Ac.0-20 gts in Sy.No.466 for development to M/s RPPL through DAGPA bearing document No.10231/2016 dated 05-06-2016. Subsequently, the said DAGPA was mutually cancelled through registered Cancellation Deed bearing document No.22189 of 2021 dated 17-06-2021.

Subsequent to the cancellation of the DAGPA bearing document No.10231 of 2016 dated 05-06-2016, M/s.Nandan Infra Resources LLP., sold the said land admeasuring Ac.0-20 gts in Sy.No.466 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District to M/s. RPPL through registered Sale Deed bearing document No.22190/2021 dated 17-06-2021.

M/s RPPL in turn sold the said land admeasuring Ac.0-20 Gts. comprising of Ac.0-03 gts. in Sy.No.466/A3/1/4; Ac.0-03 gts in Sy.No.466/A3/4/2; Ac.0-03 gts in Sy.No.466/A3/1/1/2 ; in Ac.0-03 gts in Sy.No.466/A3/2 and Ac.0-08 gts in Sy. No. 466/A/2/1/2 (as per dharani) situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, sold the same to Sri Sriram Reddy Ravula through registered Sale Deed bearing document No. 553/2023 dated 05-08-2023. Sri Sriram Reddy Ravula in turn sold the same land in bits and pieces to Sri Sundeeep Guntori and (18) others the purchasers executed DAGPAs in favor of M/s.RPPL.

The above extent of Ac.0-20 gts in Sy.No.466 of Tellapur village was included in the Project.

M/s RPPL being the absolute owner and possessor of the land admeasuring Ac. 1-00 Gts. in Sy. No. 466/A3 (which was purchased from Gopala Yadagiri and Gopala Raju @ Ac.0-20 gts from each) situated at Tellapur Village sold Ac. 0-06 Gts. thereof to Smt. Padma Pullamma and (2) others through Sale Deed No. 17218/2023 dated 20.09.2023 who in turn entrusted the same for development to M/s RPPL vide DAGPA No. 17219/2023 dated 20.09.2023 and Ac. 0-02 Gts. to Smt. Koppula Rachitha vide Sale Deed No. 16634/2023 dated 13.09.2023 and Smt. Koppula Rachitha entrusted the same for development to M/s RPPL through DAGPA No. 16635/2023 dated 13.09.2023. **The said extent of Ac. 0-08 Gts. is included in the project.**

M/s.RPPL already sold an extent of Ac.0-18 gts , Ac.0-04 gts and Ac.0-02 gts out of Ac.1-00 gts in Sy.No.466/A3 to Sri A.Madhava Reddy, Smt. Sujana Cheabuddi and Smt.Lakshmi Deep through Sale Deeds bearing Nos. (1) 552/2023 dated 05-08-2023, 408/2023 dated 23-06-2023 and 10820/2023 dated 21-07-2023 respectively.


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M/s RPPL still is absolute owner and possessor of the land admeasuring Ac. 0-08 Gts. in Sy. No. 466/A3 which is included in the project.

Consequent to the death Sri Naikwadi Mallaiah, Sri Nayakwadi Swamy and two others jointly succeeded to an extent of Ac.1-12 gts. Accordingly, the entries in the revenue records in respect of the land to an extent of Ac.1-12 gts have been mutated in favour of Sri Nayakwadi Swamy and pattadar pass book and title deed has been issued in favour of Sri Nayakwadi Swamy. Sri Nayakwadi Swamy and two others having received entire sale consideration executed registered Agreement of Sale-cum-General Power of Attorney (with possession) bearing document No.5211/2007 dated 24-02-2007 in favour of Sri R.Srinivasa Reddy, Sri P.Lachiram and Sri P.Anjaneyulu thereby duly enabling the AGPA holders to deal with the said property. The sale consideration paid under the registered AGPA bearing document No.5211/2007 was contributed by the said AGPA holders proportionate to their undivided interest in the said land total admeasuring Ac.1-12 gts as under:

- | | |
|-------------------------|-------------|
| i) Sri R.Srinivas Reddy | Ac.0-19 gts |
| ii) Sri P.Lachiram | Ac.0-14 gts |
| iii) Sri P.Anjaneyulu | Ac.0-19 gts |

Pursuant to the registered AGPA bearing document No.5211/2007 dated 24-02-2007, the AGPA holders of Sri Nayakwadi Swamy and two others have executed the sale deed in respect of the entire share of Sri R.Srinivas Reddy (Ac.0-19 gts) and an extent of Ac.0-10 gts out of Ac.0-19 gts from the share of Sri P.Anjaneyulu total admeasuring Ac.0-29 gts in favour M/s.Rajapushpa Properties Pvt Ltd., who in turn sold an extent of Ac.0-20 gts out of Ac.0-29 gts in Sy.No.466/A of Tellapur village to Smt.Majjiga Shalini through a registered Sale Deed bearing document No.4569 of 2014 dated 28-03-2014. The remaining extent of Ac. 0-09 Gts. in Sy. No. 466/A of Tellapur was sold by M/s RPPL to Sri T. Ravishankar Reddy through Sale Deed No. 4570/2014 dated 28.03.2014.

Smt.Majjiga Shalini thus being the absolute owner and possessor of all that land total admeasuring Ac.0-20 gts in Sy.No.466/A1/2/1 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District has entrusted the said land to M/s. Rajapushpa Properties Pvt. Ltd., through a registered Development Agreement-cum-General Power of Attorney bearing document No.4571 of 2014 dated:28-03-2014. Smt.Majjiga Shalini has conveyed/transferred all that land total admeasuring Ac.0-20 gts in Sy.No.466/A1/2/1 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District in favour of M/s.Rajapushpa Properties Pvt Ltd., through registered Sale Deed bearing document No.567/2021 dated 29-12-2021 in lieu of allotment of villas in Serenedale. M/s RPPL thus having become the absolute owner and possessor of all that agricultural land total admeasuring Ac.0-20 gts in Sy.No.466/A1/2/1 sold an extent of Ac.0-10 gts thereof to A.R. Enterprises LLP through registered Sale Deed bearing document No.238/2022 dated 14-03-2022. **M/s AR Enterprises LLP entrusted the said land of Ac. 0-10 Gts. in Sy.No.466/A1/2/1 for development to M/s RPPL vide DAGPA No. 351/2022 dated 09.05.2022 which is included in the project.**



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M/s RPPL thus being the absolute owner and possessor of the remaining land Ac.0-10 gts in Sy.No.466/A1/2/1/1 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District sold the same to Smt. Doddi Bhagyamma through Sale Deed No. 224/2023, dated 13.04.2023 and Smt. Doddi Bhagyamma entrusted the said land of Ac. 0-10 Gts. land to M/s RPPL for development through DAGPA bearing document No. 236/2023, dated 17.04.2023 which is included in the project.

Sri Ravi Sankara Reddy Tumbru being the absolute owner and possessor of the land admeasuring Ac. 0-09 gts. in Sy.No.466/A1 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District by virtue of Sale Deed No. 4570/2014 dated 28.03.2014 sold the same to M/s RPPL through registered Sale Deed bearing document No.1848 of 2020 dated:17/01/2020.

M/s RPPL in turn sold an extent of Ac.2-35 gts in Sy.No.463/E and 466/A1 and 466/AA1/2 including the land of Ac.0-09 gts in Sy.No.466/A1 to M/s Vamshiram Builders through Sale Deed bearing document No. 64/2022 dated 28.01.2022. M/s Vamshiram Builders has entrusted Ac. 1-01 Gts. of land in Sy. No. 466 to M/s RPPL for development through DAGPA No. 77/2022 dated 31.01.2022 which is included in the project.

M/s.RPPL became absolute owner and possessor of the land dmeasuring Ac.1-39 gts I SyNo.466 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District of which an extent of 0-11.50 gts is integrated in the Project.

The remaining extent of Ac. 1-27.50 Gts. is coming under Site-B project.

Item No. IV : Sy. No. 473 Extent Ac. 2-31 Gts. :

Sri Panyala Narayana Reddy being absolute owner and possessor of the land total admeasuring Ac. 4-13 Gts. in Sy. No. 473 sold the same to M/s Vanaja Farms and Estates Private Limited through Sale Deed baring document No. 5529/2002 dated 29.08.2002. M/s Vanaja Farms entrusted the land to M/s RPPL for development through DAGPA bearing document No. 15942/2017 dated 05.07.2017. As the land is situated far away from the two villa projects, at the request of the land owner entitled built up area/salable area in the form of villas in Rajapushpa Serenade was allotted as against the land entrusted for development duly making an amendment to the DAGPA through amendment Deed No.7171/2022 dt.15-02-2022. M/s Vanaja Farms accordingly transferred/conveyed the land to M/s RPPL through sale deed bearing document No. 167/2022 dated 15.02.2022. **M/s RPPL thus being absolute owner and possessor of the land admeasuring Ac.4-13 gts in Sy.No.473, integrated an extent of Ac.2-31 gts thereof in the Project.**

Item No. V : Sy. No. 482 Extent Ac. 2-25 Gts. :

Land bearing Sy.No.482 total admeasuring Ac.4-31 gts was originally patta land of Dosada Papi Reddy. Consequent to the death of Dosadi Papi Reddy, his two sons viz., Dosada Janga Reddy and Dosada Malla Reddy succeeded him. Accordingly an extent of Ac.2-15½ gts each has been mutated in favour of Dosada Janga Reddy and Dosada Malla Reddy. Further consequent to the death of Dosada Janga Reddy, his four sons viz., Dosada Manik Reddy, Dosada Pochi Reddy, Dosada Papi Reddy and Dosada Pratap Reddy succeeded him. Dosada Manik Reddy & his (3) brothers jointly sold their entire extent in Sy.No.482/AA/1,2,3 & 4 to

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M/s.Swarna Agro Tech Ltd., through registered Sale Deed bearing document No.4562 of 1996 dated 08-08-1996. The land sold was inadvertently recorded as Ac.2-16 gts instead Ac.2-15½ gts.

M/s.Swarna Agro Tech Ltd., in turn sold the entire extent purchased by it in Sy.No.482/AA/1,2,3 & 4 to M/s.Vanaja Farms & Estates Pvt Ltd., through Sale Deed bearing document No.4006 of 2002 dated 02-07-2002 who in turn entrusted the same for development to M/s.RPPL through DAGPA bearing document No.15942/2017 dated 05-07-2017. **By virtue of DAGPA cited above, M/s. RPPL is empowered to develop the land admeasuring Ac.2-15.50 gts in Sy.No.482 of Tellapur village.**

An extent of Ac.0-09.50 gts in Sy.No.482 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District held by M/s.RPPL is integrated in the Project.

APPLICABILITY OF LOCAL LAND LAWS: (TENANCY, CEILING AND ASSIGNMENT)

The Project land is not effected by the provisions of the Land Reforms (Ceiling on Agricultural Holdings) Act.

The Revenue Records including Khasra pahani of 1954-55 establish that the Project land is the patta land and none of those survey numbers are Government / Assigned / Ceiling surplus land.

The Project land is located at Tellapur village, Ramchandrapuram Mandal of Sangareddy District which is beyond the core area of the Hyderabad Urban Agglomeration. As such the provisions of Urban Land (Ceiling & Regulation Act, 1976 are not applicable to the same. The revenue records establish that no part of the project land is affected by any of the provisions of the Land Reforms (COAH) Act, 1973.

Zoning:

Land Use information furnished by HMDA vide Go.MS.No.82 dt:26.02.2014 and Go.Ms.No.87, dt:28.02.2014 establish that project land in Sy.Nos 464, 465, 466, 473 and 482 situated at Tellapur village is classified to be in the Special Development zone in its Zonal Development Plan 2031.

Encumbrance:

The encumbrance certificate for the past 30 years in respect of the Project Land does not reflect any kind of encumbrances over any part of the project land. The said encumbrance certificate only reflect the registered deeds executed from time to time till right from the original owners to the present owners of the respective parcels of the project land.

Smt.M.Lakshmi Divya Jyothi and 41 other land owners of the land total admeasuring Ac. 5-23 gts. in Sy.Nos. 464, 465, 466, 473 and 482 of Tellapur, have entrusted their respective extents to RPPL for development of the same into an integrated gated community of high rise multi storied residential apartments complex thereon.


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RPPL thus being entrusted with land total admeasuring Ac. 5-23 Gts. in Sy.No. 465,466 and 482 integrated the same with contiguous land total admeasuring Ac. 6-38 Gts. owned and possessed by it, in Sy. Nos. 464, 465,466, 473 and 482 situated at Tellapur village as detailed herein below :

| S. No. | Sy. No. | Extent Ac. - Gts. |
|--------------|---------|----------------------|
| 1 | 464 | 1-14.00 |
| 2 | 465 | 2-04.00 |
| 3 | 466 | 0-19.50 |
| 4 | 473 | 2-31.00 |
| 5 | 482 | 0-19.50 |
| Total | | 6-38.00 |

Pursuant to the said development rights granted to it in respect of land admeasuring Ac. 5-23 Gts. and being the absolute owner and possessor of land admeasuring Ac.6-38 gts. integrated the same into a common pool of land for construction of an integrated gated high rise multi storied residential apartments complex thereon, prepared comprehensive plans for composite development of contiguous land total admeasuring Ac. 12-21 Gts. in Sy. Nos. 464, 465, 466, 473 and 482 into integrated gated community named as Rajapushpa Project "Site-B".

Environmental Clearance:

The State Level Environmental Assessment Authority, Telangana State vide order No. EC23B039TG112400 dated 25.07.2023, issued Environmental clearance for the proposed project under the provisions of EIA Notifications 2006. As per the said report, Osman Sagar & Himayath Sagar lakes are located within ten kilometers radius of the project land situated at Tellapur village. And Tellapur village is outside the list of 84 villages enumerated in G.O.Ms. No.111 dated 08-03-1996. As such prohibition envisaged under said G.O. is not applicable to the Project Land.

Permission for Construction:

M/s.RPPL submitted application seeking approval for layout plan and permission for construction of an integrated gated high rise multi storied residential apartments complex in land total admeasuring Ac.12-21 Gts. equivalent to 50,643.31 sq.mts in Sy.No.464, 465, 466, 473 and 482 of Tellapur village.

Hyderabad Metropolitan Development Authority (HMDA) vide Letter No. 010581/BP/HMDA/2333/SKP/2023 dated 30.09.2023 approved the plans for construction of an integrated gated high rise multi storied residential apartments complex in an extent of 50,643.31 sq.mts situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District.


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Creation of Mortgage in favour of HMDA:

Pursuant to the approvals granted by HMDA in compliance of the conditions thereof registered Mortgage deeds bearing document Nos. 193773/2023, 193774/2023, 193775/2023, 193776/2023 dated 10.10.2023 has been executed in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in respect of Built up area total admeasuring 1,29,248.62 sq. mtrs. in part of of Sy. Nos. 464/P, 465/P, 466/P, 473/P and 482/P situated at Tellapur village, Ramachandrapuram mandal, Sangareddy District.

Permission for Construction:

Upon compliance of conditions stipulated by HMDA vide Letter No. 010581/BP/HMDA/2333/SKP/2023 dated 30.09.2023 and on creation of mortgage, Tellapur Municipality released plans approved by HMDA for construction of an integrated gated high rise multi storied residential apartments complex in Project Land total admeasuring Ac. 12-21 Gts. equivalent to 50,643.31 square meters in Part of Sy. Nos. 464, 465, 466, 473 and 482 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District vide Lr. No. _____ dated _____ of Commissioner, Municipality, Tellapur

CERTIFICATE

This is to certify that the following individuals / entities have got absolute, clear & marketable title in respect of the respective parcels of the Project Land total admeasuring Ac.12-21 Gts. equivalent to 50,63.31 square meters located contiguously in Sy.Nos. 464, 465, 466, 473 and 482 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District:

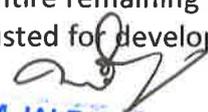
| S. No. | Name of the Pattedar | Sy. No. |
|--------|---------------------------|---------|
| 1 | M/s.RPPL | 464/P |
| 3 | M.Lakshmi Divya Jyothi | 465/P |
| 4 | M.Praveen | 465/P |
| 5 | D.Sridevi | 465/P |
| 6 | M/s.RPPL | 465/P |
| 8 | Smt.P.Laxmi | 465/P |
| 9 | Smt.K.Karunamaye | 465/P |
| 13 | Khanapuram Surendar Reddy | 465/P |
| 14 | P. Lakshmi Prasanna | 466/P |
| 15 | V.Sunitha | 466/P |
| 16 | B.Varunkumar Reddy | 466/P |
| 17 | A.Krishna Reddy | 466/P |
| 18 | S.Abhijeeth Reddy | 466/P |
| 19 | S.Maneesh Reddy | 466/P |
| 20 | S.Pushpa | 466/P |

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| | | |
|----|---------------------------|-------|
| 21 | Ch.Ragini | 466/P |
| 22 | Dr.Samjay Bagade | 466/P |
| 23 | A.Venkat Reddy | 466/P |
| 24 | D.Bhagyamma | 466/P |
| 25 | Sandeep Gunturi | 466/P |
| 26 | K.Krishnaveni | 466/P |
| 27 | K.Dharmendra | 466/P |
| 28 | N.Jagadeesh | 466/P |
| 29 | M.Sathish kumar | 466/P |
| 30 | Vinodh Jain | 466/P |
| 31 | Swetha Jain | 466/P |
| 32 | A.Indira Devi | 466/P |
| 33 | Jayalakshmi | 466/P |
| 34 | Sulthan Ahmed | 466/P |
| 35 | Indira Muthyala | 466/P |
| 36 | Bhupathiraju Ramurthyraju | 466/P |
| 37 | Y Satyamma | 466/P |
| 38 | Gaurav Kalya | 466/P |
| 39 | Rapalli Vittal | 466/P |
| 40 | Nagendra | 466/P |
| 41 | Hanmanta Reddy | 466/P |
| 42 | A ShivaramaKrishna Reddy | 466/P |
| 43 | Amit Bansal | 466/P |
| 44 | M/s RPPL | 466/P |
| 45 | Vamshiram | 466/P |
| 46 | AR Enterprises | 466/P |
| 47 | Pdma Pullmma | 466/P |
| 48 | Koppula Rachitha | 466/P |
| 50 | M/s.RPPL | 473/P |
| 51 | VANAJA Farms | 482/P |
| 52 | M/s.RPPL | 482/P |

This is to Certify that RPPL as the Promoter of the Project is entitled to integrate its own land admeasuring Ac.6-38 Gts. with land admeasuring Ac.5-23 in Sy. Nos. 464, 465, 466, 473 and 482 situaed at Tellapur village, entrusted to it by various individuals / entities, and to construct an integrated gated high rise multi storied residential apartments complex, in an extent of Ac.12-21 Gts. equivalent to 50,643.31 sq.mts in Sy. Nos. 464, 465, 466, 473 and 482 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District as per the permission for construction granted and approved plans.

The land owners who entrusted their respective parcels of the land admeasuring Ac. 5-23 gts. as detailed hereinabove for development being entitled for Flats derived from development of said land entrusted for development as specified in the respective registered DAGPAs, while RPPL as the developer is entitled for the entire remaining Flats derived from development of said land admeasuring Ac. 5-23 Gts. entrusted for development by entering


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into separate Supplementary Agreements, evidencing the allocation of the respective Flats in Site-B Rajapushpa Project of Tellapur.

In addition to the same RPPL as the owner and possessor of Ac. 6-38 Gts. integrated in the Project became entitled for the Flats derived from development of the same.

The Land Owners and Developer are entitled to alienate their respective Flats in an integrated gated high rise multi storied residential apartments complex in terms of the said Development Agreements and Supplementary Deeds thereof, after registering the Project with RERA.

The total area admeasuring 1,29,248.62 sq. mtrs. in Built up area derived from the land total admeasuring Ac. 12-21 Gts. equivalent to 50,643.31 sq. mts. in part of Sy. Nos. 464/P, 465/P, 466/P, 473/P and 482/P situated at Tellapur village, Ramachandrapuram mandal, Sangareddy District, mortgaged to the HMDA detailed in the plan appended to the registered Mortgage deed bearing document Nos. 193773/2023, 193774/2023, 193775/2023, 193776/2023 dated 10.10.2023 can be sold only after release of the mortgage and issuance of the Occupancy Certificate by HMDA / Municipality.

Hyderabad

Date :

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

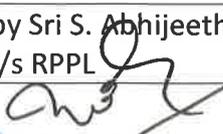
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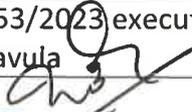
ANNEXURE
LIST OF DOCUMENTS SCRUTINIZED

| S. No. | Date | Description of Document |
|--------|-------------|---|
| 1 | | Khasra Pahani for the year 1954-55 in respect of the project land |
| 2 | | Sessala Pahani for the year 1955-58 in respect of the project land |
| 3 | | Pahanies for the years 1960-61, 65-66, 72-73, 75-76, 80-81, 85-86, 90-91, 95-96, 2000-01, 2001,-02, 2011-12 |
| 4 | | Record of Rights for the year 1979-80, 1989-90 |
| 5 | 06.07.1990 | Sale Deed No. 2550/1990 executed by Smt. Chavidi Mallamma in favour of Rajanala Om Reddy |
| 6 | 06.07.1990 | Sale Deed No. 2552/1990 executed by Smt. Chavidi Mallamma in favour of Rajanala Ramulamma |
| 7 | 16.06.1995 | Sale Deed bearing document No.3247 of 1995 executed by Rajanala Anji Reddy in favor of Smt. P. Andalu |
| 8 | 11.03.2005 | Sale Deed bearing document No.4156 of 2005executed by Smt.P.Andalu in favor of Smt.Kolluri Amrutha |
| 9 | 27-07-2005 | Proc. No.B/2266/2005 issued by MRO Ramachandrapuram in favor of Smt.Kolluri Amrutha |
| 10 | 15.03.2018 | AGPA No. 10029/2018 executed by Smt.Kolluri Amrutha in favor of M/s RPPL |
| 11 | 02.08.1973 | sale deed bearing document No. 1604/1973 executed by Mohammad Ismail in favor of Sri Navaru Yadireddy |
| 12 | 19.10.1995 | Sale deed bearing document No. 4705/1995 executed by Sri Navaru Yadireddy in favor of Dakareddy @ Tolukatta Bhudevi |
| 13 | 25.08.2011 | sale deed bearing document No. 9058/2011 executed by Dakareddy @ Tolukatta Bhudevi in favor of Sri Kanapuram Balwantha Reddy and Smt. Kanapuram Ratnamala |
| 14 | 15.07.2016 | sale deed bearing document No. 15965/2016 executed by Dakareddy @ Tolukatta Bhudevi in favor of M/s RPPL |
| 15 | 02.08.1973 | sale deed bearing document No. 4405/1973 executed by Mohammad Ismaial in favor of Sri Perugu Sattaiah |
| 16 | 23.02.1995 | sale deed bearing document No. 910/1995 executed by Sri Perugu Sattaiah in favor of Sri Malgari Lachireddy |
| 17 | 22.07.2006 | sale deed bearing document No. 17418/2006 executed by Sri Malgari Lachireddy in favor of Smt. V. Vijayalaxmi |
| 18 | 05.11.2016 | sale deed bearing document No. 26800/2016 executed by Smt. Vijayalaxmi in favor of M/s RPPL |
| 19 | 30.01.2017. | sale deed bearing document No. 1275/2017 executed by M/s RPPL in favor of Smt. Manne Sindhuja Reddy |
| 20 | 31.01.2022 | sale deed bearing document No. 80/2022 executed by Smt. Manne Sindhuja Reddy in favor of M/s RPPL . |
| 21 | 23.03.2022 | AGPA vide document bearing No.263/2022 executed by M/s RPPL in favour of M/s SPARK VENTURES |

| | | |
|----|------------|---|
| 22 | 03-03-2023 | sale deed No. 121/2023 executed by M/s SPARK VENTURES in favour of M.Lakshmi Divya Jyothi |
| 23 | 10.07.2023 | DAGPA No. 10419/2023 executed by M.Lakshmi Divya Jyothi in favor of M/s RPPL |
| 24 | 03-03-2023 | sale deed No. 125/2023 executed by M/s SPARK VENTURES in favour of M.Prveen |
| 25 | 03-03-2023 | sale deed No. 126/2023 executed by M/s SPARK VENTURES in favour of Sunil Saripalli |
| 26 | 30-08-2023 | sale deed No. 630/2023 executed by M/s SPARK VENTURES in favour of D.Sridevi |
| 27 | 13-09-2023 | Sale Deed NO. 671/2023 executed by M/s RPPL in favor of Khanapuram Surendar Reddy |
| 28 | 30/09/2023 | DAGPA No. 18420/2023 executed by Khanapuram Surendar Reddy in favor of M/s RPPL |
| 29 | 20-05-2013 | Sale Deed No. 11375 of 2013 executed by Nayakwadi Papaiah and (5) others in favor of Varidireddy Nishitha |
| 30 | 20-05-2013 | Sale Deed No. 11374 of 2013 executed by Nayakwadi Papaiah and (5) others in favor of Sannapureddy Srinivasulu Reddy |
| 31 | 20-05-2013 | Sale Deed No. 11376 of 2013 executed by Nayakwadi Papaiah and (5) others in favor of Reghuveer Kamisetty |
| 32 | 26-02-2022 | Sale Deeds bearing document Nos.203 of 2022 executed by Varidireddy Nishitha in favor of M/s RPPL |
| 33 | 26-02-2022 | Sale Deeds bearing document Nos.204 of 2022 executed by Sannapureddy Srinivasulu Reddy in favor of M/s RPPL |
| 34 | 23.03.2022 | AGPA No.263/2022 executed by M/s RPPL in favor of M/s Spark Ventures |
| 35 | 27.03.2023 | Sale Deed No. 177/2023 executed by M/s Spark Ventures in favor of Smt. Penmetsa Lakshmi Prasanna |
| 36 | 10.07.2023 | DAGPA bearing document No. 10419/2023 executed by Smt. Penmetsa Lakshmi Prasanna in favor of M/s RPPL |
| 37 | 11.04.2023 | sale deed bearing document No. 207/2023 executed by M/s Spark Ventures in favor of Talari Kumar |
| 38 | 13.04.2023 | Sale Deed No. 217/2023 executed by Talari Kumar in favor of Smt. V. Sunitha |
| 39 | 09.08.2023 | DAGPA No. 12602/2023 executed by Smt. V. Sunitha in favor of M/s RPPL |
| 40 | 13.04.2023 | Sale Deed No. 229/2023 executed by Talari Kumar in favor of Sri B. Varun Kumar Reddy |
| 41 | 17.06.2023 | DAGPA No. 7329/2023 executed by Sri B. Varun Kumar Reddy and Sri A. Krishna Reddy in favor of M/s RPPL |
| 42 | 15.04.2023 | Sale Deed No. 234/2023 executed by Talari Kumar in favor of Sri A. Krishna Reddy |
| 43 | 01.05.2023 | Sale Deed No. 271/2023 executed by Talari Kumar in favor of Sri S. Abhijeeth Reddy |
| 44 | 09.08.2023 | DAGPA No. 12602/2023 executed by Sri S. Abhijeeth Reddy and Sri S. Maneesh Reddy in favor of M/s RPPL |

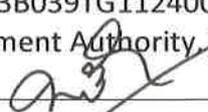

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| | | |
|----|------------|---|
| 45 | 01.05.2023 | Sale Deed No. 269/2023 executed by Talari Kumar in favor of Sri S. Maneesh Reddy |
| 46 | 17.05.2023 | Sale Deed No. 313/2023 executed by Talari Kumar in favor of Smt. S. Pushpa |
| 47 | 15.09.2023 | DAGPA No. 16695/2023 executed by Smt. S. Pushpa in favor of M/s RPPL |
| 48 | 03.06.2023 | Sale Deed No. 355/2023 executed by Talari Kumar in favor of Smt. Ch. Ragini |
| 49 | 17.06.2023 | DAGPA No. 7328/2023 executed by Smt. Ch. Ragini in favor of M/s RPPL |
| 50 | 05.06.2023 | Sale Deed No. 355/2023 executed by Talari Kumar in favor of Dr. Sanjay Bagade |
| 51 | 29.08.2005 | Sale Deed No. 11203/2005 executed by Nayakadi Srinivas and another in favor of Gopala Yadagiri |
| 52 | 29.08.2005 | Sale Deed No. 11204/2005 executed by Nayakadi Srinivas and another in favor of Gopala Yadagiri |
| 53 | 29.08.2005 | Sale Deed No. 27951/2006 executed by Nayakadi Srinivas and another in favor of Gopala Yadagiri & Raju jointly |
| 54 | 28.08.2014 | sale deed bearing document No. 10984/2014, executed by Gopala Yadagiri & Raju jointly in favor of M/s RPPL |
| 55 | 19.09.2022 | sale deed bearing document No. 32277/2022, executed by Gopala Yadagiri & Raju jointly in favor of M/s RPPL |
| 56 | 13-01-2005 | Sale Deed bearing document No.16036/2005 executed by Nayakwadi Mallamma in favor of Bigala Ganesh |
| 57 | 21-04-2006 | Sale Deed bearing document No. 11178/2006 executed by Bigala Ganesh in favor of Smt.M.Haritha |
| 58 | 16-11-2006 | Sale Deed bearing document No. 26748/2006 executed by Bigala Ganesh in favor of Smt.M.Haritha |
| 59 | 22-04-2006 | Sale Deed bearing document No. 11179/2006 executed by Bigala Ganesh in favor of Smt.K.Amaravathi |
| 60 | 16-11-2006 | Sale Deed bearing document No. 26749/2006 executed by Bigala Ganesh in favor of Smt.K.Amaravathi |
| 61 | 28-05-2008 | Sale Deed No.7312/2008 executed by Smt.K.Amaravathi in favor of Smt.M.Haritha |
| 62 | 15/02/2006 | Sale Deed bearing document No.3855/2016 executed by Smt.M.Haritha in favor of M/s RPPL |
| 63 | 09-05-2016 | Sale Deed bearing document No.10023/2016 by M/s.RPPL in favor of M/s Nandan Infra Resources LLP |
| 64 | 05-06-2016 | DAGPA bearing document No.10231/2016 executed by M/s Nandan Infra Resources LLP in favor of M/s RPPL |
| 65 | 17-06-2021 | Cancellation of DAGPA No. 10231/2016 vide Cancellation Deed No. 22189 of 2021 |
| 66 | 17-06-2021 | Sale Deed bearing document No.22190/2021 executed by M/s Nandan Infra Resources LLP in favor of M/s RPPL |
| 67 | 05-08-2023 | Sale Deed bearing document No. 553/2023 executed by M/s RPPL in favor of Sri Sriram Reddy Ravula |


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| 68 | 13.04.2023 | Sale Deed bearing document No. 217/2023 executed by Sri Sriram Reddy Ravula in favor of Sri Sundeep Guntori |
| 69 | 09.08.2023 | DAGPA bearing document No. 12602/2023 executed by Sri Sundeep Guntori in favor of M/s RPPL |
| 70 | 10.08.2023 | Sale Deed bearing document No. 563/2023 executed by Sri Sriram Reddy Ravula in favor of Smt. K. Krishnaveni |
| 71 | 15.09.2023 | DAGPA bearing document No. 16695/2023 executed by Smt. K. Krishnaveni in favor of M/s RPPL |
| 72 | 10.08.2023 | Sale Deed bearing document No. 564/2023 executed by Sri Sriram Reddy Ravula in favor of Sri K. Dharmendra |
| 73 | 15.09.2023 | DAGPA bearing document No. 16695/2023 executed by Sri K. Dharmendra in favor of M/s RPPL |
| 74 | 18.08.2023 | Sale Deed bearing document No. 586/2023 executed by Sri Sriram Reddy Ravula in favor of Sri N. Jagadeesh |
| 75 | 23.09.2023 | DAGPA bearing document No. 17658/2023 executed by Sri N. Jagadeesh and Sri N. Jagadeesh in favor of M/s RPPL |
| 76 | 18.08.2023 | Sale Deed bearing document No. 587/2023 executed by Sri Sriram Reddy Ravula in favor of Sri M. Satish Kumar |
| 77 | 01.09.2023 | Sale Deed bearing document No. 635/2023 executed by Sri Sriram Reddy Ravula in favor of Smt. Vinod Jain |
| 78 | 15.09.2023 | DAGPA bearing document No. 16695/2023 executed by Smt. Vinod Jain and Smt. Swetha Jain in favor of M/s RPPL |
| 79 | 01.09.2023 | Sale Deed bearing document No. 638/2023 executed by Sri Sriram Reddy Ravula in favor of Smt. Swetha Jain |
| 80 | 01.09.2023 | Sale Deed bearing document No. 634/2023 executed by Sri Sriram Reddy Ravula in favor of Smt. A. Indira Devi |
| 81 | 01.09.2023 | Sale Deed bearing document No. 632/2023 executed by Sri Sriram Reddy Ravula in favor of Smt. K. Jayalaxmi |
| 82 | 30/09/2023 | DAGPA bearing document No. 18420/2023 executed by Sri Rapelli Vittal in favor of M/s RPPL |
| n83 | 22.09.2023 | Sale Deed bearing document No. 703/2023 executed by Sri Sriram Reddy Ravula in favor of Sri Rapelli Vittal |
| 84 | 29.09.2023 | Sale Deed bearing document No. 713/2023 executed by Sri Sriram Reddy Ravula in favor of Sri Alla Shivarama Krishna Reddy |
| 85 | 29.09.2023 | Sale Deed bearing document No. 712/2023 executed by Sri Sriram Reddy Ravula in favor of Sri Amit Bansal |
| 86 | 20.09.2023 | Sale Deed No. 17218/2023 executed by M/s RPPL in favor of Smt. Padma Pullamma and (2) others |
| 87 | 20.09.2023 | DAGPA bearing document No. 17219/2023 executed by Smt. Padma Pullamma in favor of M/s RPPL |
| 88 | 13.09.2023 | Sale Deed No. 16634/2023 executed by M/s RPPL in favor Smt. Koppula Rachitha |
| 89 | 13.09.2023 | DAGPA bearing document No. 16635/2023 executed by Smt. Padma Pullamma in favor of M/s RPPL |
| 90 | 05.08.2023 | Sale Deed bearing No. 552/2023 executed by M/s RPPL in favor of Sri A.Madhava Reddy |

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| 91 | 23.06.2023 | Sale Deeds bearing No. 408/2023 executed by M/s RPPL in favor of Smt. Sujana Cheabuddi |
| 92 | 21.07.2023 | Sale Deed bearing No. 10820/2023 executed by M/s RPPL in favor of Smt.Lakshmi Deep |
| 93 | 24-02-2007 | AGPA No.5211/2007 executed by Sri Nayakwadi Swamy and (2) others in favour of Sri R.Srinivasa Reddy and (2) others |
| 94 | 28-03-2014 | Sale Deed bearing document No.4569 of 2014 executed by M/s RPPL in favour of Smt. Majjiga Shalini |
| 95 | 28.03.2014 | Sale Deed No. 4570/2014 executed by M/s RPPL in favour of Sri T. Ravishankar Reddy |
| 96 | 28.03.2014 | DAGPA No.4571 of 2014 executed by Smt. Majjiga Shalini in favour of M/s RPPL |
| 97 | 29-12-2021 | Sale Deed bearing document No.567/2021 executed by Smt. Majjiga Shalini in favour of M/s RPPL |
| 98 | 14-03-2022 | Sale Deed bearing document No.238/2022 executed by M/s RPPL in favour of M/s A.R. Enterprises |
| 99 | 09.05.2022 | DAGPA No. 351/2022 executed by M/s A.R. Enterprises in favour of M/s RPPL |
| 100 | 13.04.2023 | Sale Deed No. 224/2023 executed by M/s RPPL in favour of Smt. D. Bhagyamma |
| 101 | 17.04.2023 | DAGPA No. 236/2023 executed by Smt. D. Bhagyamma in favour of M/s RPPL |
| 102 | 17/01/2020 | Sale Deed No.1848 of 2020 executed by Sri Ravi Sankara Reddy Tumbru in favor of M/s RPPL |
| 103 | 28.01.2022 | Sale Deed bearing document No. 64/2022 executed by M/s RPPL in favor of M/s Vamshiram Builders |
| 104 | 31.01.2022 | DAGPA No. 77/2022 executed by M/s Vamshiram Builders in favor of M/s RPPL |
| 105 | 29.08.2002 | Sale Deed bearing document No. 5529/2002 executed by Sri Panyala Narayana Reddy in favour of M/s Vanaja Farms and Estates Private Limited |
| 106 | 05.07.2017 | DAGPA bearing document No. 15942/2017 executed by M/s Vanaja Farms and Estates Private Limited in favour of M/s RPPL |
| 107 | 15-02-2022 | Amendment Deed No.7171/2022 executed between M/s Vanaja Farms and Estates Private Limited and M/s RPPL |
| 108 | 15.02.2022 | sale deed bearing document No. 167/2022 executed by M/s Vanaja Farms in favour of M/s RPPL |
| 109 | 08-08-1996 | Sale Deed bearing document No.4562 of 1996 executed by Dosada Manik Reddy & (3) brothers in favour of M/s.Swarna Agro Tech Ltd |
| 110 | 02-07-2002 | Sale Deed bearing document No.4006 of 2002 executed by M/s.Swarna Agro Tech Ltd in favour of M/s Vanaja Farms and Estates Private Limited |
| 111 | 25.07.2023 | Environmental Clearance No. EC23B039TG112400 issued by State Level Environmental Assessment Authority, Telangana State |


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| 112 | 30.90.2023 | Permission for Construction No. 010581/BP/HMDA/2333/SKP/2023 issued by HMDA |
| 113 | 10.10.2023 | Mortgage Deed Nos. 193773/2023, 193774/2023, 193775/2023, 193776/2023 executed by M/s RPPL in favor of Local Body |

Hyderabad

Date :

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

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