

PV Janani & Associates
Advocates & Legal Consultants

To,

Prestige Estates Private Limited

Prestige Skytech, Sky One,
19th Floor, ISB Road,
Financial District, Nanakramguda,
Hyderabad-500032

Names of Land owners: **Prestige Projects Private Limited.,**

Reg: Plot No.5, admeasuring 51255.6 sq.yards., equivalent to 10.59 acre **AND** Plot No.9, admeasuring 32379.6 sq.yards., equivalent to 6.69 acres **AND** Plot No.10, admeasuring 33589.6 sq.yards., equivalent to 6.94 acres total land admeasuring 1,17,224.8 sq.yards., in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P, of Budvel Village, Rajendranagar Mandal, Ranga Reddy District., **[FREEHOLD]**

BACKGROUND

Prestige Projects Private Limited., are entitled to freehold of Plot No.5, admeasuring 51255.6 sq.yards., equivalent to 10.59 acre **AND** Plot No.9, admeasuring 32379.6 sq.yards., equivalent to 6.69 acres **AND** Plot No.10, admeasuring 33589.6 sq.yards., equivalent to 6.94 acres total land admeasuring 1,17,224.8 sq.yards., in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P, of Budvel Village, Rajendranagar Mandal, Ranga Reddy District., collectively the “**Property**”, which is more fully discussed in the First Schedule of this report.

We have been instructed by Prestige Estates Private Limited (the “**Issuer**”) to undertake a due diligence exercise to verify the Land owners title to the Property and issue a title report in this regard (“**Title Report**”).

Accordingly, we have taken the following steps for this purpose:

Reviewed and inspected documents listed in the Second Schedule of this report



Verified the records related property as per copies for the previous 30 years (from the date of issuing this Title Report);

Reviewed the 'non-encumbrance certificates' for the last 30 years (from the date of issuance of this Title Report for the Property), to confirm ownership/possession of the Property; and to verify that no other act or encumbrance affecting the Property has been found for a period of the last 30 years, except for the transfer of title/possession of the property in favour of the Land owners;

That adequate stamp duty has been collected by the SRO as prescribed under applicable law in respect of the conveyance deed or any other document transferring title, rights or interest over the Property, and review of notifications, if any, providing for exemption from payment of stamp duty;

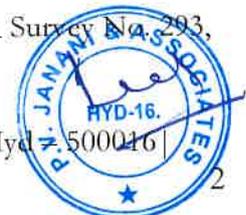
OBSERVATIONS

Title Devolution

The Owners acquired the Land in the following manner:

1. Khasra Pahani for the year 1954-55; reflects the names of :-

- i) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 19-23 guntas in Survey No. 283,
- ii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 18-08 guntas in Survey No. 284,
- iii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 20-08 guntas in Survey No. 287,
- iv) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 17-35 guntas in Survey No. 288,
- v) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 16-24 guntas in Survey No. 289,
- vi) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 14-24 guntas in Survey No. 290,
- vii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 09-25 guntas in Survey No. 291,
- viii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 18-16 guntas in Survey No. 292,
- ix) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 10-14 guntas in Survey No. 293,



- x) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 11-16 guntas in Survey No. 294,
- xi) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 19-16 guntas in Survey No. 295,
- xii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 19-14 guntas in Survey No. 296,
- xiii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 15-38 guntas in Survey No. 297,
- xiv) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 12-08 guntas in Survey No. 298;
- xv) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 11-05 guntas in Survey No. 299.

**Khasara Pahani: Land Right Record of 1954-55*

Consequent to the merger of Hyderabad State with India in 1948 the Jagirs were abolished by the Andhra Pradesh (Telangana Area) Abolition of Jagirs Regulation, 1358 fasli. 'Khasra Pahani' is the basic record of rights prepared by the Board of Revenue Andhra Pradesh in the year 1954-55. It was gazetted under Regulation 4 of the A.P. (Telangana Area) Record of Rights in Land Regulation 1358F. "Khasra is a register recording the incidents of a tenure and is a historical record. ."

2. Sesala Pahani for the year 1955-58; reflects the names of :

- i) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 19-23 guntas in Survey No. 283;
- ii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 18-08 guntas in Survey No. 284;
- iii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 20-08 guntas in Survey No. 287;
- iv) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 17-35 guntas in Survey No. 288;
- v) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 16-24 guntas in Survey No. 289;



- vi) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 14-24 guntas in Survey No. 290;
- vii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 09-25 guntas in Survey No. 291;
- viii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 18-16 guntas in Survey No. 292;
- ix) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 10-14 guntas in Survey No. 293;
- x) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 11-16 guntas in Survey No. 294;
- xi) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 19-16 guntas in Survey No. 295;
- xii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 19-14 guntas in Survey No. 296;
- xiii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 15-38 guntas in Survey No. 297;
- xiv) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 12-08 guntas in Survey No. 298;
- xv) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 11-05 guntas in Survey No. 299;

**"Sesala Pabani" record of 1955-58*

Records evidencing the land holding/ ownership/ cess/ etc

3. Pahanis for the year 1971-72; 1973-74 reflects the names of:-

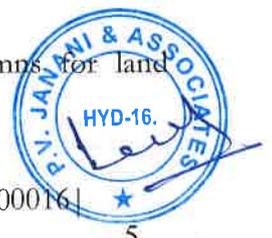
- i) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 19-23 guntas in Survey No. 283;
- ii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 18-08 guntas in Survey No. 284;
- iii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 28-00 guntas in Survey No. 287;



- iv) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 17-35 guntas in Survey No. 288;
- v) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 16-24 guntas in Survey No. 289;
- vi) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 14-24 guntas in Survey No. 290;
- vii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 09-25 guntas in Survey No. 291;
- viii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 18-16 guntas in Survey No. 292;
- ix) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 10-14 guntas in Survey No. 293;
- x) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 11-16 guntas in Survey No. 294;
- xi) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 19-16 guntas in Survey No. 295;
- xii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 19-14 guntas in Survey No. 296;
- xiii) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 15-38 guntas in Survey No. 297;
- xiv) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 12-08 guntas in Survey No. 298;
- xv) Syed Raheemuddin as Pattedars and Ramakrishna Reddy & others as Occupants in related Columns for land admeasuring Ac. 11-05 guntas in Survey No. 299;

4. Pahanis for the year 1985-86 reflects the names of :-

- i) Sri. G. Ballaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-35 guntas in Survey No. 283/1,
- ii) Sri. Narsapuram Shivayya recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-36 guntas in Survey No. 283/2,
- iii) Sri. Ganti Sathaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-36 guntas in Survey No. 283/3,



- iv) Sri. Ganti Yellaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-36 guntas in Survey No. 283/4,
- v) Sri. B. Papayya recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-22 guntas in Survey No. 284/1,
- vi) Smt. B. Narsamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-22 guntas in Survey No. 284/2,
- vii) Smt. B. Devakamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-22 guntas in Survey No. 284/3,
- viii) Sri. B. Shankaraiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-22 guntas in Survey No. 284/4,
- ix) Sri. Korani Lingayya recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-26 guntas in Survey No. 287/1;
- x) Sri. Korani Lakshmayya recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-26 guntas in Survey No. 287/2,
- xi) Sri. Korani Narsihulu recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-26 guntas in Survey No. 287/3,
- xii) Sri. Golukonda Jangaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-26 guntas in Survey No. 287/4,
- xiii) Sri. Korani Devayya recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-06 guntas in Survey No. 289/3, **(289/1 and 289/2)**
- xiv) Sri. K. Chandraiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-06 guntas in Survey No. 289/4,
- xv) Sri. Korani Chandraiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-34 guntas in Survey No. 290/1,
- xvi) Sri. Korani Samaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-35 guntas in Survey No. 290/2,
- xvii) Sri. Golukonda Yellaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-35 guntas in Survey No. 290/3,
- xviii) Sri. Korani Babaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-32 guntas in Survey No. 291/1,
- xix) Smt. K. Yadamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-33 guntas in Survey No. 291/2,



- xx) Sri. K. Shankariah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-24 guntas in Survey No. 292/1,
- xxi) Sri. K. Shamaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-24 guntas in Survey No. 292/2,
- xxii) Sri. Ganti Lakshmayya recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-24 guntas in Survey No. 292/4,
- xxiii) Sri. Ganti Papayya recorded in Pattedar and Occupant columns for land admeasuring Ac. 5-07 guntas in Survey No. 293/1,
- xxiv) Sri. Ganti Maisamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 5-07 guntas in Survey No. 293/2,
- xxv) Smt. K. Laskhmamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-24 guntas in Survey No. 293/3,
- xxvi) Sri. B. Buchaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-32 guntas in Survey No. 294/1,
- xxvii) Sri. B. Ramulu recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-32 guntas in Survey No. 294/2,
- xxviii) Sri. M. Chandraiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-32 guntas in Survey No. 294/3,
- xxix) Sri. Ganti Shanthamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-34 guntas in Survey No. 295/1,
- xxx) Sri. K. Sadannandam recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-34 guntas in Survey No. 295/2,
- xxxi) Sri. K. Pentaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-34 guntas in Survey No. 295/3,
- xxxii) Sri. Nagareddyguddem Rukkaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-34 guntas in Survey No. 295/4,
- xxxiii) Sri. G. Shankaraiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-34 guntas in Survey No. 296/1,
- xxxiv) Smt. K.Sushelamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-35 guntas in Survey No. 296/2,
- xxxv) Smt. K. Yadamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-35 guntas in Survey No. 296/3,



- xxxvi) Sri. T.Lakshmayya recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-35 guntas in Survey No. 296/4,
- xxxvii) Sri. K. Jaihind recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-35 guntas in Survey No. 296/5,
- xxxviii) Sri. K. Muthaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-08 guntas in Survey No. 297/1,
- xxxix) Sri. K. Swamy recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-07 guntas in Survey No. 297/2,
- xl) Sri. K. Narsimhulu recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-07 guntas in Survey No. 297/3,
- xli) Smt. Matta Pochamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-07 guntas in Survey No. 297/4,
- xlii) Smt. K.Jangamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-07 guntas in Survey No. 297/5,
- xliii) Sri. B. Narsamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-03 guntas in Survey No. 298/1,
- xliv) Sri. Padma Rao recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-03 guntas in Survey No. 298/2,
- xlv) Smt. K. Papamma recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-03 guntas in Survey No. 298/3,
- xlvi) Sri. Ganti Ramulu recorded in Pattedar and Occupant columns for land admeasuring Ac. 3-39 guntas in Survey No. 299/౯;
- xlvii) Rafiuddin, Zakriya Begum, Karimunnisa Begum recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 7-06 guntas in Survey No. 299/౯.

5. Pahanis for the year 1995-96 reflects the names of :-

- i) Sri. G. Balaiah recorded in Pattedar and Occupant columns for land admeasuring Ac. 4-35 guntas in Survey No. 283/1,
- ii) Sri. Narsapuram Naramma, Eshwaraiah, Venkatesh recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-36 guntas in Survey No. 283/2,



- iii) Sri. Gunta Sathaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-36 guntas in Survey No. 283/3,
- iv) Sri. Gunta Yellaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-36 guntas in Survey No. 283/4,
- v) Sri. B. Papayya recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-22 guntas in Survey No. 284/1,
- vi) Smt. B. Narsamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-22 guntas in Survey No. 284/2,
- vii) Smt. B. Devakamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-22 guntas in Survey No. 284/3,
- viii) Sri. B. Shankaraiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-22 guntas in Survey No. 284/4;
- ix) K. Gopamma, Eshwariah, Babu Rao recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-26 guntas in Survey No. 287/1,
- x) Sri. K. Lakshmaiah, K. Balaraju, K. Sanjeeva, Subhash, Kumar recorded as Pattedar and in Occupant related for land admeasuring Ac. 4-24 guntas in Survey No. 287/2,
- xi) K. Yadaiah, K. Srinivas, K. Mohan, K. Lakshmaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-24 guntas in Survey No. 287/3,
- xii) Golkonda Jangaiah recorded as Pattedar and in Occupant related Columns for land admeasuring Ac. 4-26 guntas in Survey No. 287/4.
- xiii) K. Samaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-24 guntas in Survey No. 287/5,
- xiv) B. Ramulu recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-24 guntas in Survey No. 287/6,
- xv) N. Yelaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-18 guntas in Survey No. 288/1;
- xvi) Erpula Narsimha recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-19 guntas in Survey No. 288/2,
- xvii) Korani Kamalamma, Korani Pandu, Korani Benjemen, Korani Yadaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-19 guntas in Survey No. 288/3,



- xviii) K. Ganesh recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-19 guntas in Survey No. 288/4,
- xix) K. Samuel, K. Dasu, K. Ratnam recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-06 guntas in Survey No. 289/1,
- xx) K. Balaraju, K. Sanjeeva, K. Subash, K. Kumar recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-06 guntas in Survey No. 289/2,
- xxi) Korani Yadamma, Korani Vijaya Nirmala, K. Madhavi Latha recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-06 guntas in Survey No. 289/3;
- xxii) K. Narsamma, Narsing Rao, K. Naresh recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-06 guntas in Survey No. 289/4,
- xxiii) Korani Chandraiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-39 guntas in Survey No. 290/1.,
- xxiv) Samaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-35 guntas in Survey No. 290/2,
- xxv) Golukonda Yelaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-35 guntas in Survey No. 290/3,
- xxvi) Korani Babayya, Korani Eshvarayya, Korani Chandraiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-32 guntas in Survey No. 291/1,
- xxvii) K. Yadammaa recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-33 guntas in Survey No. 291/2;
- xxviii) K. Shankariah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-24 guntas in Survey No. 292/1,
- xxix) K. Samaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-24 guntas in Survey No. 292/2;
- xxx) K. Lakshamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-24 guntas in Survey No. 292/3,
- xxxi) Gunta Lakshamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-24 guntas in Survey No. 292/4,
- xxxii) Gunta Papaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 5-07 guntas in Survey No. 293/1,



- xxxiii) Gunta Ratnaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 5-07 guntas in Survey No. 293/2,
- xxxiv) G. Jangaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac.3-32 guntas in Survey No.294/1,
- xxxv) Begari Ramulu recorded as Pattedar and in Occupant related columns for land admeasuring Ac.3-32 guntas in Survey No.294/2,
- xxxvi) M. Jangaiah and M. Chandraiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-32 guntas in Survey No. 294/3,
- xxxvii) G. Shanthamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-34 guntas in Survey No. 295/1,
- xxxviii) K. Sadanandam, Sri. K. Yadaiah, Sri. K. Suresh recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-34 guntas in Survey No. 295/2,
- xxxix) K. Yelamma, K. Devaiah, K. Samuel recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-34 guntas in Survey No. 295/3,
- xl) Nagireddyguda Rukaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-34 guntas in Survey No. 295/4,
- xli) J Ramaraju, J. Lakshamma, J. Haribabu, J. Ramesh recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-34 guntas in Survey No. 296/1,
- xlii) K. Susheelamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-35 guntas in Survey No. 296/2,
- xliii) K. Yadamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-35 guntas in Survey No. 296/3,
- xliv) T. Lakshmaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-35 guntas in Survey No. 296/4,
- xlv) K. Jaihind recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-35 guntas in Survey No. 296/5;
- xlvi) K. Muthaiah recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-08 guntas in Survey No. 297/1;
- xlvii) Gunta Swamy recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-07 guntas in Survey No. 297/2,



- xlvi) K. Narsimhulu recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-07 guntas in Survey No. 297/3;
- xlix) Matta Pochamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-07 guntas in Survey No. 297/4;
- l) K. Jangamma recorded in Pattedar and Jangamma, Pushamma, Laxamma as Occupants in related columns for land admeasuring Ac. 3-07 guntas in Survey No. 297/5;
- li) Bandlaguda Narsamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-03 guntas in Survey No. 298/1;
- lii) Padma Rao recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-03 guntas in Survey No. 298/2;
- liii) K. Papamma recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 4-03 guntas in Survey No. 298/3;
- liv) Gunta Ramulu recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 3-39 guntas in Survey No. 299/అ;
- lv) Abdul Rahim recorded as Pattedar and in Occupant related columns for land admeasuring Ac. 7-06 guntas in Survey No. 299/ఆ.

6. Pahanis for the year 1999-2000; 2017 reflects as :-

- i) Karizkatha for land admeasuring Ac. 4-35 guntas in Survey No. 283/1,
- ii) Karizkatha for land admeasuring Ac. 4-36 guntas in Survey No. 283/2,
- iii) Karizkatha for land admeasuring Ac. 4-36 guntas in Survey No. 283/3,
- iv) Karizkatha for land admeasuring Ac. 4-36 guntas in Survey No. 283/4,
- v) Karizkatha for land admeasuring Ac. 4-22 guntas in Survey No. 284/1,
- vi) Karizkatha for land admeasuring Ac. 4-22 guntas in Survey No. 284/2,
- vii) Karizkatha for land admeasuring Ac. 4-22 guntas in Survey No. 284/3,
- viii) Karizkatha for land admeasuring Ac. 4-22 guntas in Survey No. 284/4,
- ix) Karizkatha for land admeasuring Ac. 4-26 guntas in Survey No. 287/1,
- x) Karizkatha for land admeasuring Ac. 4-24 guntas in Survey No. 287/2,
- xi) Karizkatha for land admeasuring Ac. 4-24 guntas in Survey No. 287/3,
- xii) Karizkatha for land admeasuring Ac. 4-26 guntas in Survey No. 287/4,
- xiii) Karizkatha for land admeasuring Ac. 4-24 guntas in Survey No. 287/5.



- xiv) Karizkatha for land admeasuring Ac. 4-24 guntas in Survey No. 287/6,
 xv) Karizkatha for land admeasuring Ac. 4-18 guntas in Survey No. 288/1,
 xvi) Karizkatha for land admeasuring Ac. 4-19 guntas in Survey No. 288/2,
 xvii) Karizkatha for land admeasuring Ac. 4-19 guntas in Survey No. 288/3,
 xviii) Karizkatha for land admeasuring Ac. 4-19 guntas in Survey No. 288/4,
 xix) Karizkatha for land admeasuring Ac. 4-06 guntas in Survey No. 289/1,
 xx) Karizkatha for land admeasuring Ac. 4-06 guntas in Survey No. 289/2,
 xxi) Karizkatha for land admeasuring Ac. 4-06 guntas in Survey No. 289/3,
 xxii) Karizkatha for land admeasuring Ac. 4-06 guntas in Survey No. 289/4,
 xxiii) Karizkatha for land admeasuring Ac. 4-39 guntas in Survey No. 290/1,
 xxiv) Karizkatha for land admeasuring Ac. 4-35 guntas in Survey No. 290/2,
 lvi) Karizkatha for land admeasuring Ac. 4-35 guntas in Survey No. 290/3,
 lvii) Karizkatha for land admeasuring Ac. 4-32 guntas in Survey No. 291/1,
 lviii) Karizkatha for land admeasuring Ac. 4-33 guntas in Survey No. 291/2,
 lix) Karizkatha for land admeasuring Ac. 4-24 guntas in Survey No. 292/1,
 lx) Karizkatha for land admeasuring Ac. 4-24 guntas in Survey No. 292/2,
 lxi) Karizkatha for land admeasuring Ac. 4-24 guntas in Survey No. 292/3,
 lxii) Karizkatha for land admeasuring Ac. 4-24 guntas in Survey No. 292/4,
 lxiii) Karizkatha for land admeasuring Ac. 5-07 guntas in Survey No. 293/1,
 lxiv) Karizkatha for land admeasuring Ac. 5-07 guntas in Survey No. 293/2,
 lxv) Karizkatha for land admeasuring Ac.3-32 guntas in Survey No.294/1,
 lxvi) Karizkatha for land admeasuring Ac.3-32 guntas in Survey No.294/2,
 lxvii) Karizkatha for land admeasuring Ac. 3-32 guntas in Survey No. 294/3,
 lxviii) Karizkatha for land admeasuring Ac. 4-34 guntas in Survey No. 295/1,
 lxix) Karizkatha for land admeasuring Ac. 4-34 guntas in Survey No. 295/2,
 lxx) Karizkatha for land admeasuring Ac. 4-34 guntas in Survey No. 295/3,
 lxxi) Karizkatha for land admeasuring Ac. 4-34 guntas in Survey No. 295/4,
 lxxii) Karizkatha for land admeasuring Ac. 3-34 guntas in Survey No. 296/1,
 lxxiii) Karizkatha for land admeasuring Ac. 3-35 guntas in Survey No. 296/2,
 lxxiv) Karizkatha for land admeasuring Ac. 3-35 guntas in Survey No. 296/3,
 lxxv) Karizkatha for land admeasuring Ac. 3-35 guntas in Survey No. 296/4,
 lxxvi) Karizkatha for land admeasuring Ac. 3-35 guntas in Survey No. 296/5,
 lxxvii) Karizkatha for land admeasuring Ac. 3-08 guntas in Survey No. 297/1,



- lxxviii) Karizkatha for land admeasuring Ac. 3-07 guntas in Survey No. 297/2;
- lxxix) Karizkatha for land admeasuring Ac. 3-07 guntas in Survey No. 297/3,
- lxxx) Karizkatha for land admeasuring Ac. 3-07 guntas in Survey No. 297/4;
- lxxxii) Karizkatha for land admeasuring Ac. 3-07 guntas in Survey No. 297/5,
- lxxxiii) Karizkatha for land admeasuring Ac. 4-03 guntas in Survey No. 298/1,
- lxxxiv) Karizkatha for land admeasuring Ac. 4-03 guntas in Survey No. 298/2,
- lxxxv) Karizkatha for land admeasuring Ac. 4-03 guntas in Survey No. 298/3,
- lxxxvi) Karizkatha for land admeasuring Ac. 3-39 guntas in Survey No. 299/౯;
- lxxxvii) Karizkatha for land admeasuring Ac. 7-06 guntas in Survey No. 299/౯.

“Pabani Patrika” is a record of right. It is prepared in pursuance of Rule 3 of 1956 rules which mandate that the record of right shall be maintained in Form- I for each village. It contains column 1 to 19 of Form No.1 and several other columns pertaining to agricultural statistic. The entries made in column 1 to19 in Pabani Patrika shall be deemed to be the entries relating to the record of rights prepared and maintained under the regulations

7. The Memo bearing No. 58672/ Assn.V(I)/2006-2 dated 21st March, 2007 issued by Special Chief Secretary to Government, A.P., attached to registered sale deed document nos. 11519 of 2023; 11520 of 2023; 12519 of 2023 executed in favour of Prestige Projects Private Limited evidences that :-

The Collector, R.R. District is informed that in the Empowered Committee Meeting held on 30.04.2006, it has been recommended to resume the land ban extent of Acres 200.00 in Survey No. 282 to 285 of Budvel Village from the Tourism Department and to handover advance possession to HUDA,

Government have accepted the recommendation of Empowered Committee. The District Collector, is requested to resume the land to an extent of Acres 200.00 in Survey Nos. 282 to 285 of Budvel Village from the Tourism Department and to Hand over the advance possession in favour of HUDA.

He is also requested to get the clearance of the Empowered committee in respect of land to an extent of Ac. 81.61 cents in Survey nos. 282 to 285 of Budvel Village and send necessary proposals to Government immediately for further action.



8. The Letter vide No. LC1/6568/2005 dated 02.11.2007 issued by Collector, Ranga Reddy District attached to registered sale deed document nos. 11519 of 2023; 11520 of 2023; 12519 of 2023 executed in favour of Prestige Projects Private Limited evidences that :-

The Proposals were submitted to Government to accord permission to handover possession of the land of Ac. 255-35 guntas., available in Survey Nos. 282 to 290, 291 to 295, 296/P, 297, 298, 299/2, situated at Budvel Village, Rajendranagar Mandal as under:-

<i>Department</i>	<i>Survey Numbers</i>	<i>Extent</i>
<i>Tourism</i>	<i>291 to 295, 296/P, 297, 298, 299/2</i>	<i>Ac. 91-00 guntas</i>
<i>HUDA</i>	<i>282 to 290 and 296/P</i>	<i>Ac. 164-35 guntas.,</i>

Accordingly, Govt have accepted the above proposals.

Therefore, you are hereby directed to hand over possession of the above lands to the Tourism Department, HUDA and submit your compliance report along with copy of Panchanamma and Sketch.,

9. The G.O bearing No.13 dated 10.06.2021 issued by Chief Secretary to Government attached to registered sale deed document nos. 11519 of 2023; 11520 of 2023; 12519 of 2023 executed in favour of Prestige Projects Private Limited evidences that:-

The Nodal Department appointed by the Government for disposal of Government vacant land parcels are delegated the following powers:

- a) To fix the upset price,*
- b) To issue notifications and further proceedings;*
- c) Permissions to engage MSTC as service provider to conduct e-Auction;*
- d) The Nodal Department/Agency is permitted to utilize 2% of the Sale proceeds towards reimbursement of the expenditure incurred towards taking up Minimal Development of the sites, Notification and Publicity Charges, Printing of Brochures, collaterals, marketing including arranging site visits etc.*

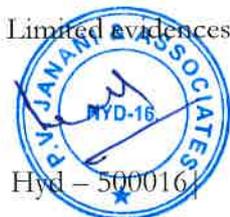


- e) The Nodal Department/ Agency is permitted to pay Services and other charges to M/s. MSTC from the sale proceeds,
- f) Constitutions of a Committee to finalize bids (Single bid),
- g) Approval of the Special terms and conditions,
- h) Tentative schedule for conduct of e-Auction,
- i) Execution of Conveyance Deed and handing over possession to the H1 bidder by the Collectors within (7) days from payment.

10. The G.O bearing No.159 dated 11.08.2023 issued by Special Chief Secretary to Government attached to registered sale deed document nos. 11519 of 2023; 11520 of 2023; 12519 of 2023 executed in favour of Prestige Projects Private Limited evidences that :-

- i) HMDA Shall deposit the entire auction proceeds (net of 2% towards HMDA charges and the actual expenditure incurred for conducting the auction) into the Government Treasury;
- ii) HMDA shall retain Rs. 200 Crores from auction proceeds to undertake infra development on lines of Neopolis, Koakpet,
- iii) All plots shall be Multiple Use Zone without any F.S.I restrictions subject to AAI clearance,
- iv) Payment conditions shall be as specified below:
 - a) 33% of auction proceeds (excluding EMD) shall be paid within a week failing which allotment shall be cancelled.
 - b) The entire balance amount shall be paid within 30 days.
 - c) Extension of additional time beyond 30 days for another 30 days (i.e., total 60 days @ 18% per annum for balance amount) and no extension beyond 60 days and the entire amount paid for thus will be forfeited.,
 - d) A discount upto 5% may be given for the balance amount if the auction proceeds are paid within 15 days including part payment.

11. The Letter vide No. 1558/EMU/HMDA/Budvel/2023 dated 12.09.2023 issued by Estate Officer, HMDA attached to registered sale deed document nos. 11519 of 2023; 11520 of 2023; 12519 of 2023 executed in favour of Prestige Projects Private Limited evidences that



"It is to inform that the Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel (Vg), Rajendranagar (Mdl) of Rangareddy District., handed over to the HMDA for layout development vide Panchanamma dated 27.12.2007 to HUDA/HMDA. As per the instructions of the Chief Secretary Telangana State., the said layout were put for e-auction by the HMDA as Nodal Agency on behalf of the Government/District Collector through MSTC under resource mobilization to the Government. Accordingly this office has issued Notification for sale of (14) open plots at Budvel layout and conducted auction on 10.08.2023.

Further, Letter of Offers have been sent to the H1 Bidders for payment of sale proceeds as per the payment schedule. Most of the H1 Bidders have paid the total sale amount and some are intended to pay the balance amount within the stipulated period as per the brochure conditions. And the sale proceeds will be remitted to Government Treasury from time to Time.

It is inform that on payment of total sale price, the Government has to execute sale deed in favour of the H1 Bidders since the above layout lands are purely Government lands under control of Revenue Department, on behalf of Government, the District Collector concerned or the officer authorized by the District Collector shall have to execute the sale deeds in favour of the H1-Bidders who have paid the total sale price for legal flow of title and the H1 Bidders are also requesting for record copies (Pahanis) of the above said land right from the year 1954 to till date.

It is requested to issue necessary order duly authorizing the Tabsildar, Rajendranagar Mandal in respect of Budvel Layout situated in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P situated at Budvel Village, Rajendranagar Mandal, Ranga Reddy District for execution of the sale deeds in favor of successful bidders who have paid the total sale consideration on behalf of the Government/Revenue Department, in similar lines of Kokapet, Thorrur, Thurkayamjal, Kurmalguda Layout e-auction and also it is requested to provide the certified copies of the Pahanis of subject lands from the year 1954 to till date (Dharani)



12. The Letter vide No. LC1/2518/2021 dated 19.09.2023 issued by District Collector, Ranga Reddy District attached to registered sale deed document nos. 11519 of 2023; 11520 of 2023; 12519 of 2023 executed in favour of Prestige Projects Private Limited evidences that the :-

“The Tahsildar, Rajendranagar Mandal is hereby authorized for execution of the Sale Deeds in favour of successful H1 Bidders who have paid the total sale consideration of the respect plot in Budvel Layout situated in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel Village, Rajendranagar Mandal on behalf of the Government/Revenue Depart, in similar lines of Kokapet, Thorrur, Turkayamjal, Kurmalguda layout e-auction and also to provide the certified copies of the pahanis of subject lands from the year 1954 to till date (Dharani)”

13. The Confirmation cum Allotment Letter vide No. 1558/EMU/HMDA/Budvel-5/2023 dated 19.09.2023 issued by Estates Officer, HMDA evidences that the Prestige Projects Private Limited has stood as highest bidder for Plot No.5, admeasuring 10.59 acres of Budvel layout situated in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel Village, Rajendranagar Mandal , Ranga Reddy District.,

14. The Pre-final Allotment Letter vide No. 1558/EMU/HMDA/Budvel-5/2023 dated 19.09.2023 issued by Estates Officer, HMDA evidences that

The HMDA requested Prestige Projects Private Limited to take physical possession of the Plot No. 5 from the Assistant Director (SALR), HMDA site officer, HMDA and Dy.EE/AEE, HMDA and to produce the sketch duly attested by AD (S&LR) and signed by Prestige Projects Private Limited, so as to enable this office to process for registration.

Once the Physical Possession of the Plot is handed over, as per the brochure conditions in Annexure-I clause 14 (viii) it is the sole responsibility of the bidder to protect/ safeguard the plot by constructing compound wall/fencing to avoid any boundary disputes and encroachments at a later date, if any.,



15. After the payment of total consideration of bid amount. The District Collector, Ranga Reddy District rep. by Tahsildar, Rajendranagar Mandal, Ranga Reddy District Sri. Venu Gopal Palakodeti sold the Plot No. 05, admeasuring 51255.6 square yards equivalent to 10.59 Acres in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel village, Rajendranagar Mandal, Rangareddy District, Telangana to M/s. Prestige Projects Private Limited rep. by Sri. Gajendra N M for a good sale consideration and the vendor executed registered sale deed bearing document No. 12519 of 2023.

16. The Confirmation cum Allotment Letter vide No. 1558/EMU/HMDA/Budvel-9/2023 dated 22.08.2023 issued by Estates Officer, HMDA evidences that Prestige Projects Private Limited has stood as highest bidder for Plot No.9, admeasuring 6.69 acres of Budvel layout situated in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel Village, Rajendranagar Mandal , Ranga Reddy District.,

17. The Pre-Final Allotment Letter vide No. 1558/EMU/HMDA/Budvel-9/2023 issued by Estates Officer, HMDA evidences that :-

The HMDA requested Prestige Projects Private Limited to take physical possession of the Plot No. 5 from the Assistant Director (SALR), HMDA site officer, HMDA and Dy.EE/AEE, HMDA and to produce the sketch duly attested by AD (S&LR) and signed by Prestige Projects Private Limited, so as to enable this office to process for registration.

Once the Physical Possession of the Plot is handed over, as per the brochure conditions in Annexure-I clause 14 (viii) it is the sole responsibility of the bidder to protect/ safeguard the plot by constructing compound wall/fencing to avoid any boundary disputes and encroachments at a later date, if any.



18. After the payment of total consideration of bid amount. The District Collector, Ranga Reddy District rep. by Tahsildar, Rajendranagar Mandal, Ranga Reddy District Sri. Venu Gopal Palakodeti sold the Plot No.9, admeasuring 32379.6 square yards equivalent to 6.69 acre in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel village, Rajendranagar Mandal, Rangareddy District, Telangana to M/s. Prestige Projects Private Limited rep. by Sri. Gajendra N M for a good sale consideration and the vendor executed registered sale deed bearing document No. 11519 of 2023.

19. The Confirmation cum Allotment Letter vide No. 1558/EMU/HMDA/Budvel-10/2023 dated 22.08.2023 issued by Estates Officer, HMDA evidences that:-

Prestige Projects Private Limited has stood as highest bidder for Plot No.10, admeasuring 6.94 acres of Budvel layout situated in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel Village, Rajendranagar Mandal, Ranga Reddy District.,

20. The Pre-Final Allotment Letter vide No. 1558/EMU/HMDA/Budvel-10/2023 dated 14.09.2023 issued by Estates Officer, HMDA evidences that:-

The HMDA requested Prestige Projects Private Limited to take physical possession of the Plot No. 10 from the Assistant Director (SALR), HMDA site officer, HMDA and Dy.EE/AEE, HMDA and to produce the sketch duly attested by AD (S&LR) and signed by Prestige Projects Private Limited, so as to enable this office to process for registration.

Once the Physical Possession of the Plot is handed over, as per the brochure conditions in Annexure-I clause 14 (viii) it is the sole responsibility of the bidder to protect/safeguard the plot by constructing compound wall/fencing to avoid any boundary disputes and encroachments at a later date, if any.



21. After the payment of total consideration of bid amount. The District Collector, Ranga Reddy District rep. by Tahsildar, Rajendranagar Mandal, Ranga Reddy District Sri. Venu Gopal Palakodeti sold the Plot No.10, admeasuring 33589.6 square yards equivalent to 6.94 acre in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel village, Rajendranagar Mandal, Rangareddy District, Telangana to M/s. Prestige Projects Private Limited rep. by Sri. Gajendra N M for a good sale consideration and the vendor executed registered sale deed bearing document No. 11520 of 2023.

We note that DHARANI Records, reflects Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel village, Rajendranagar Mandal as Karizkatha/Government Land.

Development

The land is agricultural land only, but as per zoning regulations of HMDA it falls under "Special Development Zone and Multipurpose Use Zone"

Property Tax and Stamp Duty

Save and except as disclosed below, there are no other charges including any property taxes payable by the land owners in respect of the Property:

Prohibited Property

We have verified the list of prohibited properties available online on the website (IGRS.Telangana and Dharani) and we have noted the Survey nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P of Budvel village, are Prohibited as Government Land.,

Minor Interest

We have not found any minor interest in the transactions for the last 30 years. All the transactions during the said period have been found to be done by all the competent persons/legal heirs.

Wherever properties have been devolved by inheritance, we have examined the certificate issued by the Tahsildar certifying the legal heirs.

Litigation

As per the copies of documents furnished to us there is no litigation in the name of Prestige Projects Private Limited. Other than the said copies of documents, we have not verified the litigation involving the property.



PUBLIC NOTICE

We have not issued any public notice intimating legal due diligence.

COMMENTS ON TITLE

Based on our perusal of the documents mentioned in Second Schedule, steps taken to verify title, we conclude as follows:

The Property is not a grant/assigned/inam/tract land/dotted land/land not occupied by cultivating tenants/surplus ceiling land/ 'D Form' patta/ endowment land/forest land or any other categories of land which are subject to transfer restrictions. Further, the Property is agricultural in nature.

- a) The land owners holds a valid, clear and marketable leasehold right, title and interest in respect of the Property, free from encumbrances as owner, subject to:
 - i) Land Use Certificate
 - ii) Encumbrance Certificate
- b) General:
 - i) We have not undertaken any physical verification of the property.
 - ii) The report is based on review of the records and documents made available to us. We have not verified the revenue or other records pertaining to the property other than the documents discussed in above paras.
 - iii) Latest Encumbrance certificate for the last 30 years reflecting all the transactions during the period is to be obtained.
 - iv) The Photostat copies mentioned above may be compared and tallied with the originals of the same and certified true copies of the documents may be obtained in addition.
 - v) The genuineness of all signatures, execution, the authenticity and completeness of the documents may be ascertained physically in consultation of the concerned SRO by any authorized and competent officer of your organization. The above precaution should be taken to know if there are any fabricated documents, including fabrication by way of impersonation.
 - vi) A personal verification of the schedule property must be made to ascertain the actual physical possession of the property.



- vii) Prior entering into any transaction with the owner in respect of scheduled property the location of the property, correctness of Survey nos. , measurements and boundaries be noted physically by any authorized surveyor and a certified copy of the proceedings wherever required may be obtained.
- viii) Village map from Asst. Director, Survey and Land records showing the survey Nos. of property and Tippan plan for the survey numbers to be obtained.
- ix) The purchaser is further advised to issue a paper notice, to all concerned and public in general in Telugu and English news paper calling objections for the proposed transaction.
- x) We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any authorized person using our report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report.
- xi) It may be noted that in no circumstances shall be the liability of P V Janani and Associates, its partners, associates or employees, related to the services provided in connection with this legal due diligence, exceed the amount paid to us for this due diligence.
- xii) This information provided in this legal opinion is documentary in nature and is based completely and solely on the documents provided to us by Client.
- xiii) We do not express any opinion with regard to any litigation if any pending over the property.
- xiv) We do not express any opinion with regard to any equitable mortgages etc., created over the property.
- xv) This report is addressed to and is solely for the benefit of the Client and no other person shall, save with our consent in writing, rely on this report or any part thereof.

RELIANCE

This Title Report and all observations and recommendations contained herein has been prepared on the instructions of the Issuer and may be used and relied upon by the Issuer, the land owners and the entities more particularly listed above I hereto. This Title Report may be disclosed by the entities listed above, if required, (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defence in connection with, or to avoid, any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation.



FIRST SCHEDULE

Schedule-I

All that the Plot No.5, admeasuring 51255.6 sq.yards., equivalent to 10.59 acre in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P, of Budvel Village, Rajendranagar Mandal, Ranga Reddy District., Telangana and bounded by

North : Proposed 36 M Wide Road

South : Proposed 45 M Wide Road

East : Plot No. 04

West : Proposed 36 M Wide Road

Schedule-II

All that the Plot No.9, admeasuring 32379.6 sq.yards., equivalent to 6.69 acres in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P, of Budvel Village, Rajendranagar Mandal, Ranga Reddy District., Telangana and bounded by

North : Plot No. 10

South : Social Infra

East : Plot No. 12

West : Proposed 36 M Wide Road

Schedule-III

All that the Plot No.10, admeasuring 33589.6 sq.yards., equivalent to 6.94 acres in Survey Nos. 283/P, 284/P, 287/P, 288/P, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299/P, of Budvel Village, Rajendranagar Mandal, Ranga Reddy District., Telangana and bounded by

North : Proposed 45 M Wide Road

South : Plot No. 09

East : Plot No. 13

West : Proposed 36 M Wide Road



SECOND SCHEDULE

1. Copy of Khasra Pahani for the year 1954-55;
2. Copy of Sesala Pahani for the year 1955-58;
3. Copy of Pahani for the year 1971-72; 1973-74; 1985-86; 1989-90; 1995-96; 1999-00; 2017
4. Copy of Memo bearing No. 58672/Assn.V(I)/2006-2 dated 21st March, 2007 issued by Special Chief Secretary to Government.,
5. Copy of Letter bearing No. LC1/6568/2005 dated 2nd November, 2007 issued by Collector, Ranga Reddy District.,
6. Copy of G.O.Ms. No. 13 dated 10th June, 2021 issued by Chief Secretary to Government.,
7. Copy of G.O.Ms. No. 159 dated 11th August, 2023 issued by Special Chief Secretary to Government.,
8. Copy of Letter bearing No. 1558/EMU/HMDA/Budvel/2023 dated 12th September, 2023 issued by Estate Officer, HMDA.,
9. Copy of Letter bearing No. LC1/2518/2021 dated 19th September, 2023 issued by District Collector, Ranga Reddy District.,
10. Copy of Confirmation cum Allotment Letter bearing no. 1558/EMU/HMDA/Budvel-5/2023 dated Estate Officer, HMDA., in favour of Prestige Projects Private Limited for Plot No. 5, admeasuring 10.59 acres.,
11. Copy of Pre-Final Allotment Letter bearing No. 1558/EMU/HMDA/Budwel-5/2023 issued by Estate Officer, HMDA in favour of Prestige Projects Private Limited for Plot No. 5, admeasuring 10.59 acres.,



12. Copy of Letter of Offer bearing No. 1558/EMU/HMDA/Budwel-5/2023 issued by Estate Officer, HMDA in favour of Prestige Projects Private Limited for Plot No. 5, admeasuring 10.59 acres.,
13. Copy of Registered Sale Deed bearing Doct.No. 12519 of 2023 dated 8th December, 2023 executed by The District Collector, Ranga Reddy District rep. by Tahsildar, Rajendranagar Mandal, Ranga Reddy District Sri. Venu Gopal Palakodeti in favour of M/s. Prestige Projects Private Limited rep. by Sri. Gajendra N M for Plot No. 5, admeasuring 51255.6 sq.yards., or 10.59 acres.,
14. Copy of Confirmation cum Allotment Letter bearing no. 1558/EMU/HMDA/Budwel-9/2023 dated 22nd August, 2023 Estate Officer, HMDA., in favour of Prestige Projects Private Limited for Plot No. 9, admeasuring 6.69 acres.,
15. Copy of Pre-Final Allotment Letter bearing No. 1558/EMU/HMDA/Budwel-9/2023 issued by Estate Officer, HMDA in favour of Prestige Projects Private Limited for Plot No. 9, admeasuring 6.69 acres.,
16. Copy of Letter of Offer bearing No. 1558/EMU/HMDA/Budwel-9/2023 dated 11th August, 2023 issued by Estate Officer, HMDA in favour of Prestige Projects Private Limited for Plot No. 9, admeasuring 6.69 acres.,
17. Copy of Registered Sale Deed bearing Doct.No. 11519 of 2023 dated 1st November, 2023 executed by The District Collector, Ranga Reddy District rep. by Tahsildar, Rajendranagar Mandal, Ranga Reddy District Sri. Venu Gopal Palakodeti in favour of M/s. Prestige Projects Private Limited rep. by Sri. Gajendra N M for Plot No. 9, admeasuring 32379.6 sq.yards., or 6.69 acres.,
18. Copy of Letter of Offer bearing No. 1558/EMU/HMDA/Budwel-10/2023 dated 11th August, 2023 issued by Estate Officer, HMDA in favour of Prestige Projects Private Limited for Plot No. 10, admeasuring 6.94 acres.,



19. Copy of Confirmation cum Allotment Letter bearing no. 1558/EMU/HMDA/Budwel-10/2023 dated 22nd August, 2023 Estate Officer, HMDA., in favour of Prestige Projects Private Limited for Plot No. 10, admeasuring 6.94 acres.,
20. Copy of Pre-Final Allotment Letter bearing No. 1558/EMU/HMDA/Budwel-10/2023 dated 14th September, 2023 issued by Estate Officer, HMDA in favour of Prestige Projects Private Limited for Plot No. 10, admeasuring 6.94 acres.
21. Copy of Registered Sale Deed bearing Doct.No. 11520 of 2023 dated 1st November, 2023 executed by The District Collector, Ranga Reddy District rep. by Tahsildar, Rajendranagar Mandal, Ranga Reddy District Sri. Venu Gopal Palakodeti in favour of M/s. Prestige Projects Private Limited rep. by Sri. Gajendra N M for Plot No. 10, admeasuring 33589.6 sq.yards., or 6.94 acres.,

Place: Hyderabad
Date: 15.02.2025

P.V. JANANI & ASSOCIATES
Advocate



