

Ref.No.SS-LS-SK/PVT/LSR/013/2022

Date: 7th July, 2022

To
M/S.OM SREE BUILDERS AND DEVELOPERS LLP
Yapral, Secunderabad.

Strictly Confidential
Privileged Communication

Sub: Legal opinion pertaining to OM SREE GALLAXY (M/s.Om Sree Builders and Developers LLP).

1. Name of Owners: Sri.Ch.Malla Reddy, Sri.Ch.Narasimha Reddy, Sri.Chamakura Gopal Reddy, Smt.Ch.Swaroopaa, Smt.Chamakura Vasantha Latha, Sri.Ch.Mahender Reddy, Sri.Ch.Bhadra Reddy, Smt.Ch.Kalpana, Smt.Teegala Tulsi Reddy, Sri.Ch.Srisailam Reddy, Sri.Chamakura Bhoopal Reddy & Sri.Chamakura Anuraag Reddy and Sri.Chamakura Abhinav Reddy.
2. Name of Builders/Developer: M/s.Om Sree Builders and Developers LLP
Rep. by its Designated Partners.
3. Name of Project: "OM SREE GALLAXY"
4. Description of Property:

All that Proposed construction of Residential Building/Apartment consisting of 3 Cellar + Ground + 14 Upper Floors and Club House consisting of Ground + 7 Upper Floors, in Survey Nos.98, 99 & 100, to an extent of 65,815.88 Sq.Meters, situated at Gundlapochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District:

Boundaries may be ascertained on physical inspection.

I. DESCRIPTION OF THE DOCUMENTS SCRUTINISED

1. 26.02.1980 Regd. Sale Deed No.4371/1980 executed by Sri.N.Narain Reddy, Rep. by his GPA Holder in favour of Sri.S.Sathya Reddy, Sri.S.Krishna Reddy, Sri.S.Anji Reddy and Sri.S.Penta Reddy in respect of all that agricultural dry land in Sy.No.98 admeasuring Ac.9-28 Guntas and in Sy.No.99 admeasuring Ac.2-15 Guntas totally admeasuring Ac.12-03 Guntas, situated at Gudla Pochampally Village and Panchayathi, Taluq Medchal, R.R.District.

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2. 07.05.1982 Regd. Sale Deed No.2669/1982 executed by Sri.Samala Penta reddy, Sri.Samala Sathi Reddy, Sri.Samala Krishna Reddy and Sri.Samala Anji Reddy in favour of Sri.Ch.Malla Reddy and Sri.Narsimha Reddy in respect of all that Agricultural dry land



bearing Sy.No.98(P) admeasuring Ac.3-28 Guntas and Sy.No.99 admeasuring Ac.2-15 Guntas, totally admeasuring Ac.6-03 Guntas, situated at Gundla Pochampally Village within the Gram Panchayat limits of Gundlapochampally, Medchal Taluk, R.R.District.

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3. Pattadar Passbook No.114803 & Title Deed No.281035 vide Patta No.136 issued by MRO, Medchal Mandal shows that Ch.Narsimhareddy is the pattadar and possessor of all that land in Survey No.98/1 admeasuring Ac.1-34 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

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4. 10.05.1982 Regd. Sale Deed No.2690/1982 executed by Sri.Samala Penta Reddy, Sri.Samala Sathi Reddy, Sri.Samala Krishna Reddy and Sri.Samala Anji Reddy in favour of Sri.Ch.Malla Reddy and Sri.Gopal Reddy in respect of all that Agricultural dry land bearing Sy.No.98(P) admeasuring in all Ac.6-00 Guntas, situated at Gundla Pochampally Village within the Gram Panchayat limits of Gundlapochampally, Medchal Taluk, R.R.District.

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5. Pattadar Passbook No.No.121839 & Title Deed No.2702 vide Patta No.657 issued by MRO, Medchal Mandal shows that Chamakura Pedda Malla Reddy is the pattadar and possessor of all that land in Survey No.98 admeasuring Ac.3-00 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

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6. Pattadar Passbook No.155601 vide Patta No.57 issued by MRO, Medchal Mandal shows that Sri.S.R.Kanmal was the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.8-14 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

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7. Title Deed No.406060 vide Patta No.57 issued by MRO, Medchal Mandal shows that Sri.S.R.Kanmal was the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.8-14 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

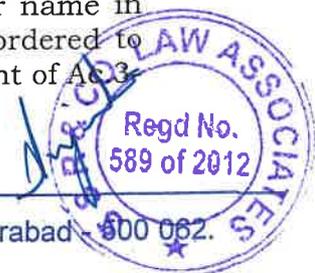
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8. 17.05.2004 Regd. Sale Deed No.7989/2004 executed by Sri.S.R.Kanmal, Sri.K.Suresh Chand, Sri.K.Ramesh Chand, Sri.K.Ashok Kumar and Sri.K.Vinod Kumar in favour of Smt.Ch.Swaroopa, Sri.C.Gopal Reddy and Smt.C.Vasantha Latha in respect of all that clear marketable title Agricultural land bearing Sy.No.100(P) admeasuring in all Ac.3-30 Guntas (Out of Ac.08.14 Guntas), situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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9. 31.07.2004 Regd. Sale Deed No.11852/2004 executed by Sri.S.R.Kanmal, Sri.K.Suresh Chand, Sri.K.Ramesh Chand, Sri.K.Ashok Kumar and Sri.K.Vinod Kumar in favour of Smt.Ch.Swaroopa, Smt.C.Vasantha Latha, Sri.Ch.Mahender Reddy and Sri.Ch.Bhadra Reddy in respect of all that clear marketable title Agricultural land bearing Sy.No.100(P) admeasuring Ac.4-24 Guntas (Out of Ac.08.14 Guntas), situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.
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10. Title Deed No.441559 vide Patta No.1425 issued by MRO, Medchal Mandal shows that Ch.Mahender Reddy is the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.1-15½ Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.
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11. 23.10.2002 Proceedings of MRO, Medchal Mandal vide No.B/3579/2002 shows that Sri.Malla Reddy, Narasimha Reddy and Ch.Gopal Reddy were granted succession/mutation in respect of land totally admeasuring Ac.12-03 Guntas in Sy.No.98 & 99 of Gundla Pochampally, Medchal, R.R.District.
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12. Title Deed No.441562 vide Patta No.1423 issued by MRO, Medchal Mandal shows that Smt.Swaroopa is the pattadar and possessor of all that land in Survey No.98 admeasuring Ac.2-31½ Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.
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13. Title Deed No.405863 vide Patta No.1140 issued by MRO, Medchal Mandal shows that Ch.Gopal Reddy is the pattadar and possessor of all that land in Survey No.98/A admeasuring Ac.4-00Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.
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14. 24.04.2007 Regd. Gift Settlement Deed No.7799/2007 executed by Sri.Ch.Gopal Reddy in favour of Smt.C.Vasantha Latha in respect of all that part and parcel of agricultural dry lands to an extent of Ac.2-00 Guntas, in Sy.No.98/A, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.
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15. 30.12.2005 Proceedings of MRO vide ROR Proc. No.B/2133/ 2004 shows that on an application made by Smt.Ch.Swaroopa and 4 others confirming they have in respect of agricultural land in Sy.No.100, to an extent of Ac.3-30 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District from the original pattadar Sri.S.R.Kanmal and to implement their name in the records and after careful examination the title was ordered to be transferred in respect of lands in Sy.No.100 to an extent of Ac.3-



30 Guntas in favour of Smt.Ch.Swaroopa, C.Gopal Reddy, Smt.C.Vasantha Latha and Ch.Mahender Reddy.

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16. Pattadar Passbook No.441561 vide Patta No.1024 issued by MRO, Medchal Mandal shows that Sri C.Gopal Reddy was the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.0-25 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

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17. Title Deed No.441561 vide Patta No.1024 issued by MRO, Medchal Mandal shows that Sri C.Gopal Reddy was the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.0-25 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

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18. 24.04.2007 Regd. Gift Settlement Deed No.7800/2007 executed by Sri.Ch.Gopal Reddy in favour of Smt.C.Vasantha Latha in respect of all that the part and parcel of agricultural dry lands to an extent of Ac.0-25 Guntas in Sy.No.100, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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19. 05.10.2013 Regd. Gift Settlement Deed No.14784/2013 executed by Smt.Ch.Vasantha Latha in favour of Sri.Abhinav Reddy in respect of all that part and parcel of agricultural dry lands to an extent of Ac.1-00 Guntas in Sy.No.98/A, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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20. 31.03.2007 Regd. Gift Settlement Deed No.6344/2007 executed by Sri.Malla Reddy in favour of Smt.Ch.Kalpna in respect of all that the part and parcel of agricultural dry lands to an extent of Ac.2-34 in Sy.No.98/A & Ac.0-06 Guntas in Sy.No.99/E, totaling to Ac.3-00 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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21. 19.04.2007 Regd. Gift Settlement Deed No.7421/2007 Sri.Ch.Kalpna in favour of Smt.P.Satyavathi and Smt.P.Vasantha in respect of all that the part and parcel of agricultural dry land to an extent of Ac.2-34, in Sy.No.98/A and Ac.0-06 Guntas in Sy.No.99/A, totally admeasuring Ac.3-00 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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22. 27.06.2019 Regd. Cancellation of Gift Settlement Deed No.9853/2019 executed by Smt.Ch.Kalpna in favour of Smt.P.Satyavathi and Smt.P.Vasantha cancelling the Gift Settlement Deed No.6344/2007.

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23. Title Deed No.405862 vide Patta No.1139 issued by MRO, Medchal Mandal shows that Sri Ch.Narsimha Reddy was the pattadar and possessor of all that land in Survey No.98/AA admeasuring Ac.2-34



Guntas and Survey No.99/AA admeasuring Ac.1-08 Guntas, total admeasuring Ac.4-02 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

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24. 24.04.2007 Regd. Gift Settlement Deed No.7802/2007 executed by Sri.Ch.Narasimha Reddy in favour of Smt.Teegala Tulsi Reddy in respect of all that the agricultural land to an extent of Ac.1-00 in Sy.No.98/A, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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25. 24.04.2007 Regd. Gift Settlement Deed No.7803/2007 executed by Sri.Ch.Narasimha Reddy in favour of Sri.Ch.Srisailam Reddy in respect of all that the agricultural land to an extent of Ac.1-20 in Sy.No.98/A, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District

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26. 09.04.2007 Regd. Gift Settlement Deed No.6870/2007 executed by Smt.Chamakura Swarupa in favour of Sri.Chamakura Bhoopal Reddy in respect of all that the agricultural land in Sy.No.100, to an extent of Ac.1-21 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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27. 27.04.2007 Regd. Gift Settlement Deed No.7987/2007 executed by Smt.C.Vasantha Latha in favour of Smt.C.Laxmi in respect of all that the part and parcel of agricultural land in Sy.No.100, to an extent of Ac.2-06 1/2 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

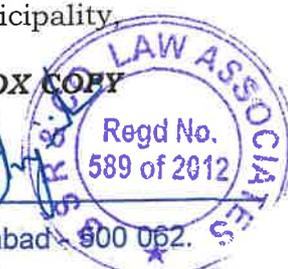
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28. 05.01.2021 Regd. Gift Settlement Deed No.301/2021 executed by Smt.C.Laxmi in favour of Sri.Chamakura Anurag Reddy in respect of all that the part and parcel of open land admeasuring 7260.0 Sq. Yards or 6069.36 Sq. Meters (Ac.1-20 Guntas) in Sy.No.100, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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29. 02.05.2007 Regd. DAGPA No.8203/2007 executed by Sri.Ch.Malla Reddy, Sri.Ch.Narasimha Reddy, Sri.C.Gopal Reddy, Sri.Ch.Mahender Reddy, Sri.Ch.Bhadra Reddy, Smt.C.Vasantha Latha, Smt.Ch.Swaroopa, Smt.P.Satyavathi, Smt.P.Vasantha, Smt.Teegala Tulsi Reddy, Smt.C.Laxmi, Smt.D.Bharati and Sri.Ch.Bhoopal Reddy as Landowners in favour of M/s.A.Aditya Construction Company India Private Limited, Rep. by its Director T.Satyanarayana as Developer in respect of all that the land admeasuring Ac.18-37 Guntas out of Ac.20-17 Guntas in Sy.No.98, 99 & 100, situated at Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District.

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30. 04.06.2007 Regd. DAGPA No.9901/2007 executed by Sri.Ch.Srisailam Reddy as Landowner in favour of M/s.A.Aditya Construction Company India Private Limited, Rep. by its Director T.Satyanarayana as Developer in respect of all that the land admeasuring Ac.1-20 Guntas out of Ac.20-17 Guntas in Sy.No.98/A, situated at Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District.

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31. 25.06.2019 Regd. Cancellation Deed No.9851/2019 executed by Sri.Ch.Malla Reddy, Sri.Ch.Narasimha Reddy, Sri.C.Gopal Reddy, Sri.Ch.Mahender Reddy, Sri.Ch.Bhadra Reddy, Smt.C.Vasanth Latha, Smt.Ch.Swaroopa, Smt.P.Satyavathi, Smt.P.Vasanth, Smt.Teegala Tulsi Reddy, Smt.C.Laxmi, Smt.D.Bharati and Sri.Ch.Bhoopal Reddy as Landowners in favour of M/s.A.Aditya Construction Company India Private Limited, Rep. by its Director T.Satyanarayana as Developer cancelling Regd. DAGPA No.8203/2007.

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32. 25.06.2019 Regd. Cancellation of DAGPA No.9331/2019 executed by Mr.Ch.Srisailam Reddy as Landowner in favour of M/s.A.Aditya Construction Company India Private Limited cancelling the Regd. DAGPA No.9901/2007 dated 04.06.2007.

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33. 05.11.2020 Regd. DAGPA No.1089/2021 executed by Sri.Ch.Malla Reddy, Sri.Ch.Narasimha Reddy, Sri.Chamakura Gopal Reddy, Smt.Ch.Swaroopa, Smt.Chamakura Vasanth Latha, Sri.Ch.Mahender Reddy, Sri.Ch.Bhadra Reddy, Smt.Ch.Kalpana, Smt.Teegala Tulsi Reddy, Sri.Ch.Srisailam Reddy, Sri.Chamakura Bhoopal Reddy and Sri.Chamakura Anuraag Reddy as Landowners in favour of M/s.Om Sree Builders and Developers, Rep. by its Partners Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel as Developers in respect of all that the land admeasuring Ac.18-31 Guntas or 90,871 Sq.Yards or 75,979.73 Sq.Meters forming part of Sy.No.98(P), 99(P) & 100(P), situated at Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District.

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34. 11.01.2021 Regd. Gift Settlement Deed No.832/2021 executed by Smt.C.Laxmi in favour of Sri.Chamakura Anurag Reddy in respect of all that the part and parcel of open land admeasuring 3206.5 Sq. Yards or 2680.6 Sq. Meters (Ac.0-26 1/2 Guntas) in Sy.No.100, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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35. 23.01.2021 Regd. DAGPA No.2190/2021 executed by Sri.Chamakura Abhinav Reddy as Landowners in favour of M/s.Om Sree Builders and Developers, Rep. by its Partners Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel as Developers in respect of all that the land admeasuring Ac.1-26.5 Guntas or 8046.5 Sq.Yards or 6727 Sq.Meters forming part of Sy.No.98(P) & 100(P), situated at



Gundla Pochampally Village/Municipality, Medchal Mandal,
Medchal-Malkajgiri District.

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36. 07.08.2010 Partnership Deed executed by Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel shows that a partnership firm was formed under the name and style of M/s.Om Sree Builders and Developers to carry on the business of builders, developers, real estate agents, building construction etc., and all the partners shall be jointly authorized to deal with the firms property.

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37. 12.08.2010 Acknowledgement of Registration of Firm issued by the Registrar of Firms shows that M/s.Om Sree Builders and Developers is registered as a Partnership Firm vide no.1148/2010.

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38. 17.02.2021 Limited Liability Partnership Agreement executed by Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel as Partners shows that they have consented to convert the same into LLP and the same is converted into a LLP firm shall be known as Om Sree Builders & Developers LLP and all the partners shall act as the Designated Partners and authorized to deal with the LLP firm.

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39. 18.05.2021 Supplementary Limited Liability Partnership Agreement executed by Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel as Continuing Partners, Mr.Tapas M.Patel, Mr.Rajesh Patel and Mr.Prakash Bhoraniya as Incoming Partners and the incoming partners are also appointed as Designated Partners.

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40. 06.02.2021 Certificate of Registration on Conversion issued by the Registrar of Companies of Om Sree Builders and Developers being converted to Om Sree Builders and Developers LLP.

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41. 02.06.2020 Building Permission vide Permit No.1/C28/05436/ 2020 issued by GHMC shows the permission was accorded to M/s.Omsree Builders and Developers, Rep. by its Partners shows that permission was accorded for the construction of Residential Building/Apartment building for 3 Cellar + Ground + 14 upper floors and Club House with Ground + 7 upper floors in Sy.Nos.98, 99 & 100 of Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District to an extent of 65,815.88 Sq. Meters.

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42. 02.06.2022 Building Permission vide Permit No.G1/464/TPO/GPM/02062022 issued by Commissioner, Gundlapochampally Municipality shows the permission was accorded to M/s.Omsree Builders and Developers, Rep. by its Partners shows that permission was accorded for the construction of Residential Building/Apartment



building for 3 Cellar + Ground + 14 upper floors and Club House with Ground + 7 upper floors in Sy.Nos.98, 99 & 100 of Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District to an extent of 65,815.88 Sq. Meters.

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43. 14.06.2022 Encumbrance Certificate No.380403 issued by SRO Medchal for the period 01.01.1992 to 13.06.2022 shows reflection of 1089/2021, 301/2021, 9853/2019, 9851/2019, 9331/2019, 8203/2007,7803/2007, 7802/2007, 7800/2007,7799/2007, 7421/2007, 6870/2007, 11852/2004, 7989/2004.

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44. 14.06.2022 Encumbrance Certificate No.380102 issued by SRO Medchal for the period 01.01.1992 to 13.06.2022 shows reflection of 2190/2021, 832/2021, 9851/2019, 14784/2013, 9901/2007, 8203/2007, & 7799/2007.

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II. TRACING OF TITLE FOR THE LAST 42 YEARS BASED ON THE DOCUMENTS MENTIONED IN ITEM NO.I:

It is observed from the above documents that the Regd. Sale Deed No.4371/1980 executed by Sri.N.Narain Reddy, Rep. by his GPA Holder in favour of Sri.S.Sathya Reddy, Sri.S.Krishna Reddy, Sri.S.Anji Reddy and Sri.S.Penta Reddy in respect of all that agricultural dry land in Sy.No.98 admeasuring Ac.9-28 Guntas and in Sy.No.99 admeasuring Ac.2-15 Guntas totally admeasuring Ac.12-03 Guntas, situated at Gudla Pochampally Village and Panchayathi, Taluq Medchal, R.R.District.

The Regd. Sale Deed No.2669/1982 executed by Sri.Samala Penta Reddy, Sri.Samala Sathi Reddy, Sri.Samala Krishna Reddy and Sri.Samala Anji Reddy in favour of Sri.Ch.Malla Reddy and Sri.Narsimha Reddy in respect of all that Agricultural dry land bearing Sy.No.98(P) admeasuring Ac.3-28 Guntas and Sy.No.99 admeasuring Ac.2-15 Guntas, totally admeasuring Ac.6-03 Guntas, situated at Gundla Pochampally Village within the Gram Panchayat limits of Gundlapochampally, Medchal Taluk, R.R.District.

The Pattadar Passbook No.114803 & Title Deed No.281035 vide Patta No.136 issued by MRO, Medchal Mandal shows that Ch.Narsimhareddy is the pattadar and possessor of all that land in Survey No.98/1 admeasuring Ac.1-34 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Regd. Sale Deed No.2690/1982 executed by Sri.Samala Penta Reddy, Sri.Samala Sathi Reddy, Sri.Samala Krishna Reddy and Sri.Samala Anji Reddy in favour of Sri.Ch.Malla Reddy and Sri.Gopal Reddy in respect of all that Agricultural dry land bearing Sy.No.98(P) admeasuring in all Ac.6-00 Guntas, situated at Gundla Pochampally Village within the Gram Panchayat limits of Gundlapochampally, Medchal Taluk, R.R.District.

The Pattadar Passbook No.No.121839 & Title Deed No.2702 vide Patta No.657 issued by MRO, Medchal Mandal shows that Chamakura Pedda Malla Reddy is the pattadar and possessor of all that land in Survey No.98



admeasuring Ac.3-00 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Pattadar Passbook No.155601 vide Patta No.57 issued by MRO, Medchal Mandal shows that Sri.S.R.Kanmal was the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.8-14 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Title Deed No.406060 vide Patta No.57 issued by MRO, Medchal Mandal shows that Sri.S.R.Kanmal was the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.8-14 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Regd. Sale Deed No.7989/2004 executed by Sri.S.R.Kanmal, Sri.K.Suresh Chand, Sri.K.Ramesh Chand, Sri.K.Ashok Kumar and Sri.K.Vinod Kumar in favour of Smt.Ch.Swaroopa, Sri.C.Gopal Reddy and Smt.C.Vasantha Latha in respect of all that clear marketable title Agricultural land bearing Sy.No.100(P) admeasuring in all Ac.3-30 Guntas (Out of Ac.08.14 Guntas), situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

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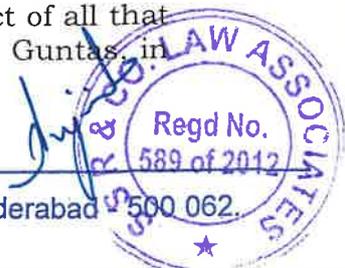
The Title Deed No.441559 vide Patta No.1425 issued by MRO, Medchal Mandal shows that Ch.Mahender Reddy is the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.1-15½ Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Proceedings of MRO, Medchal Mandal vide No.B/3579/2002 shows that Sri.Malla Reddy, Narasimha Reddy and Ch.Gopal Reddy were granted succession/mutation in respect of land totally admeasuring Ac.12-03 Guntas in Sy.No.98 & 99 of Gundla Pochampally, Medchal, R.R.District.

The Title Deed No.441562 vide Patta No.1423 issued by MRO, Medchal Mandal shows that Smt.Swaroopa is the pattadar and possessor of all that land in Survey No.98 admeasuring Ac.2-31½ Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Title Deed No.405863 vide Patta No.1140 issued by MRO, Medchal Mandal shows that Ch.Gopal Reddy is the pattadar and possessor of all that land in Survey No.98/A admeasuring Ac.4-00Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Regd. Gift Settlement Deed No.7799/2007 executed by Sri.Ch.Gopal Reddy in favour of Smt.C.Vasantha Latha in respect of all that part and parcel of agricultural dry lands to an extent of Ac.2-00 Guntas, in



Sy.No.98/A, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Proceedings of MRO vide ROR Proc. No.B/2133/ 2004 shows that on an application made by Smt.Ch.Swaroopa and 4 others confirming they have in respect of agricultural land in Sy.No.100, to an extent of Ac.3-30 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District from the original pattadar Sri.S.R.Kanmal and to implement their name in the records and after careful examination the title was ordered to be transferred in respect of lands in Sy.No.100 to an extent of Ac.3-30 Guntas in favour of Smt.Ch.Swaroopa, C.Gopal Reddy, Smt.C.Vasantha Latha and Ch.Mahender Reddy.

The Pattadar Passbook No.441561 vide Patta No.1024 issued by MRO, Medchal Mandal shows that Sri C.Gopal Reddy was the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.0-25 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Title Deed No.441561 vide Patta No.1024 issued by MRO, Medchal Mandal shows that Sri C.Gopal Reddy was the pattadar and possessor of all that land in Survey No.100 admeasuring Ac.0-25 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Regd. Gift Settlement Deed No.7800/2007 executed by Sri.Ch.Gopal Reddy in favour of Smt.C.Vasantha Latha in respect of all that the part and parcel of agricultural dry lands to an extent of Ac.0-25 Guntas in Sy.No.100, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. Gift Settlement Deed No.14784/2013 executed by Smt.Ch.Vasantha Latha in favour of Sri.Abhinav Reddy in respect of all that part and parcel of agricultural dry lands to an extent of Ac.1-00 Guntas in Sy.No.98/A, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. Gift Settlement Deed No.6344/2007 executed by Sri.Malla Reddy in favour of Smt.Ch.Kalpana in respect of all that the part and parcel of agricultural dry lands to an extent of Ac.2-34 in Sy.No.98/A & Ac.0-06 Guntas in Sy.No.99/E, totaling to Ac.3-00 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. Gift Settlement Deed No.7421/2007 Sri.Ch.Kalpana in favour of Smt.P.Satyavathi and Smt.P.Vasantha in respect of all that the part and parcel of agricultural dry land to an extent of Ac.2-34, in Sy.No.98/A and Ac.0-06 Guntas in Sy.No.99/A, totally admeasuring Ac.3-00 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. Cancellation of Gift Settlement Deed No.9853/2019 executed by Smt.Ch.Kalpana in favour of Smt.P.Satyavathi and Smt.P.Vasantha cancelling the Gift Settlement Deed No.6344/2007.

The Title Deed No.405862 vide Patta No.1139 issued by MRO, Medchal Mandal shows that Sri Ch.Narsimha Reddy was the pattadar and



possessor of all that land in Survey No.98/AA admeasuring Ac.2-34 Guntas and Survey No.99/AA admeasuring Ac.1-08 Guntas, total admeasuring Ac.4-02 Guntas, situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District.

The Regd. Gift Settlement Deed No.7802/2007 executed by Sri.Ch.Narasimha Reddy in favour of Smt.Teegala Tulsi Reddy in respect of all that the agricultural land to an extent of Ac.1-00 in Sy.No.98/A, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. Gift Settlement Deed No.7803/2007 executed by Sri.Ch.Narasimha Reddy in favour of Sri.Ch.Srisailam Reddy in respect of all that the agricultural land to an extent of Ac.1-20 in Sy.No.98/A, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. Gift Settlement Deed No.6870/2007 executed by Smt.Chamakura Swarupa in favour of Sri.Chamakura Bhoopal Reddy in respect of all that the agricultural land in Sy.No.100, to an extent of Ac.1-21 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. Gift Settlement Deed No.7987/2007 executed by Smt.C.Vasantha Latha in favour of Smt.C.Laxmi in respect of all that the part and parcel of agricultural land in Sy.No.100, to an extent of Ac.2-06 1/2 Guntas, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. Gift Settlement Deed No.301/2021 executed by Smt.C.Laxmi in favour of Sri.Chamakura Anurag Reddy in respect of all that the part and parcel of open land admeasuring 7260.0 Sq. Yards or 6069.36 Sq. Meters (Ac.1-20 Guntas) in Sy.No.100, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. DAGPA No.8203/2007 executed by Sri.Ch.Malla Reddy, Sri.Ch.Narasimha Reddy, Sri.C.Gopal Reddy, Sri.Ch.Mahender Reddy, Sri.Ch.Bhadra Reddy, Smt.C.Vasantha Latha, Smt.Ch.Swaroopa, Smt.P.Satyavathi, Smt.P.Vasantha, Smt.Teegala Tulsi Reddy, Smt.C.Laxmi, Smt.D.Bharati and Sri.Ch.Bhoopal Reddy as Landowners in favour of M/s.A.Aditya Construction Company India Private Limited, Rep. by its Director T.Satyanarayana as Developer in respect of all that the land admeasuring Ac.18-37 Guntas out of Ac.20-17 Guntas in Sy.No.98, 99 & 100, situated at Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District.

The Regd. DAGPA No.9901/2007 executed by Sri.Ch.Srisailam Reddy as Landowner in favour of M/s.A.Aditya Construction Company India Private Limited, Rep. by its Director T.Satyanarayana as Developer in respect of all that the land admeasuring Ac.1-20 Guntas out of Ac.20-17 Guntas in Sy.No.98/A, situated at Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District.



The Regd. Cancellation Deed No.9851/2019 executed by Sri.Ch.Malla Reddy, Sri.Ch.Narasimha Reddy, Sri.C.Gopal Reddy, Sri.Ch.Mahender Reddy, Sri.Ch.Bhadra Reddy, Smt.C.Vasantha Latha, Smt.Ch.Swaroopaa, Smt.P.Satyavathi, Smt.P.Vasantha, Smt.Teegala Tulsi Reddy, Smt.C.Laxmi, Smt.D.Bharati and Sri.Ch.Bhoopal Reddy as Landowners in favour of M/s.A.Aditya Construction Company India Private Limited, Rep. by its Director T.Satyanarayana as Developer cancelling Regd. DAGPA No.8203/2007.

The Regd. Cancellation of DAGPA No.9331/2019 executed by Mr.Ch.Srisailam Reddy as Landowner in favour of M/s.A.Aditya Construction Company India Private Limited cancelling the Regd. DAGPA No.9901/2007 dated 04.06.2007.

The Regd. DAGPA No.1089/2021 executed by Sri.Ch.Malla Reddy, Sri.Ch.Narasimha Reddy, Sri.Chamakura Gopal Reddy, Smt.Ch.Swaroopaa, Smt.Chamakura Vasantha Latha, Sri.Ch.Mahender Reddy, Sri.Ch.Bhadra Reddy, Smt.Ch.Kalpna, Smt.Teegala Tulsi Reddy, Sri.Ch.Srisailam Reddy, Sri.Chamakura Bhoopal Reddy and Sri.Chamakura Anuraag Reddy as Landowners in favour of M/s.Om Sree Builders and Developers, Rep. by its Partners Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel as Developers in respect of all that the land admeasuring Ac.18-31 Guntas or 90,871 Sq.Yards or 75,979.73 Sq.Meters forming part of Sy.No.98(P), 99(P) & 100(P), situated at Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District.

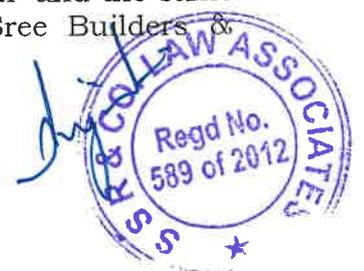
The Regd. Gift Settlement Deed No.832/2021 executed by Smt.C.Laxmi in favour of Sri.Chamakura Anurag Reddy in respect of all that the part and parcel of open land admeasuring 3206.5 Sq. Yards or 2680.6 Sq. Meters (Ac.0-26 1/2 Guntas) in Sy.No.100, situated at Gundla Pochampally Village & Gram Panchayat, Medchal Mandal, R.R.District.

The Regd. DAGPA No.2190/2021 executed by Sri.Chamakura Abhinav Reddy as Landowners in favour of M/s.Om Sree Builders and Developers, Rep. by its Partners Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel as Developers in respect of all that the land admeasuring Ac.1-26.5 Guntas or 8046.5 Sq.Yards or 6727 Sq.Meters forming part of Sy.No.98(P) & 100(P), situated at Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District.

The Partnership Deed executed by Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel shows that a partnership firm was formed under the name and style of M/s.Om Sree Builders and Developers to carry on the business of builders, developers, real estate agents, building construction etc., and all the partners shall be jointly authorized to deal with the firms property.

The Acknowledgement of Registration of Firm issued by the Registrar of Firms shows that M/s.Om Sree Builders and Developers is registered as a Partnership Firm vide no.1148/2010.

The Limited Liability Partnership Agreement executed by Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel as Partners shows that they have consented to convert the same into LLP and the same is converted into a LLP firm shall be known as Om Sree Builders &



Developers LLP and all the partners shall act as the Designated Partners and authorized to deal with the LLP firm.

The Supplementary Limited Liability Partnership Agreement executed by Sri.Mansukhbhai Patel, Sri.Vasantlal Patel and Sri.Bharat Patel as Continuing Partners, Mr.Tapas M.Patel, Mr.Rajesh Patel and Mr.Prakash Bhoraniya as Incoming Partners and the incoming partners are also appointed as Designated Partners.

The Certificate of Registration on Conversion issued by the Registrar of Companies of Om Sree Builders and Developers being converted to Om Sree Builders and Developers LLP.

The Building Permission vide Permit No.1/C28/05436/ 2020 issued by GHMC shows the permission was accorded to M/s.Omsree Builders and Developers, Rep. by its Partners shows that permission was accorded for the construction of Residential Building/Apartment building for 3 Cellar + Ground + 14 upper floors and Club House with Ground + 7 upper floors in Sy.Nos.98, 99 & 100 of Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District to an extent of 65,815.88 Sq. Meters.

The Building Permission vide Permit No.G1/464/TPO/GPM/02062022 issued by Commissioner, Gundlapochampally Municipality shows the permission was accorded to M/s.Omsree Builders and Developers, Rep. by its Partners shows that permission was accorded for the construction of Residential Building/Apartment building for 3 Cellar + Ground + 14 upper floors and Club House with Ground + 7 upper floors in Sy.Nos.98, 99 & 100 of Gundla Pochampally Village/Municipality, Medchal Mandal, Medchal-Malkajgiri District to an extent of 65,815.88 Sq. Meters.

The Encumbrance Certificate No.380403 issued by SRO Medchal for the period 01.01.1992 to 13.06.2022 shows reflection of 1089/2021, 301/2021, 9853/2019, 9851/2019, 9331/2019, 8203/2007,7803/2007, 7802/2007, 7800/2007,7799/2007, 7421/2007, 6870/2007, 11852/2004, 7989/2004.

The Encumbrance Certificate No.380102 issued by SRO Medchal for the period 01.01.1992 to 13.06.2022 shows reflection of 2190/2021, 832/2021, 9851/2019, 14784/2013, 9901/2007, 8203/2007, & 7799/2007.

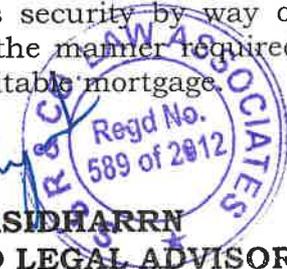
III. CERTIFICATE OF TITLE:

As per the documents placed before me, I am of the considered opinion that **Sri.Ch.Malla Reddy, Sri.Ch.Narasimha Reddy, Sri.Chamakura Gopal Reddy, Smt.Ch.Swaroopa, Smt.Chamakura Vasantha Latha, Sri.Ch.Mahender Reddy, Sri.Ch.Bhadra Reddy, Smt.Ch.Kalpana, Smt.Teegala Tulsi Reddy, Sri.Ch.Srisailam Reddy, Sri.Chamakura Bhoopal Reddy & Sri.Chamakura Anuraag Reddy and Sri.Chamakura Abhinav Reddy as Landowners AND M/s.Om Sree Builders and Developers LLP Rep. by its Designated Partners** are having



an absolute clear and marketable title in respect of the property referred to in item no.4.

Hence, from the above referred documents, it is clear that the property referred to in Item No.4 above, if offered as security by way of equitable mortgage and any document/s executed in the manner required under law will satisfy the requirement of creation of equitable mortgage.



SUJIT SASIDHARN
ADVOCATE AND LEGAL ADVISOR

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