TLH

Advocates & Solicitors

December 06, 2025

**Brigade Enterprises Limited**
**H.O. 30th Floor, World Trade Centre**
**Brigade Gateway Campus #26/1**
**80 ft Road, Malleswaram**
**Bangalore – 560 055**

Dear Sirs,

**Subject: Title Due Diligence Report – Fatehnagar Property.**

Please find enclosed the title due diligence report prepared pursuant to a due diligence on the title to land measuring 22,990 square yards (equivalent to Acres 04.75 Guntas) in Survey No. 76/P (Door No. 8-4-330/34) situated at Fatehnagar Village, Balanagar Mandal, Medchal-Malkajgiri District, Telangana, India.

**For TLH, Advocates and Solicitors, Hyderabad**

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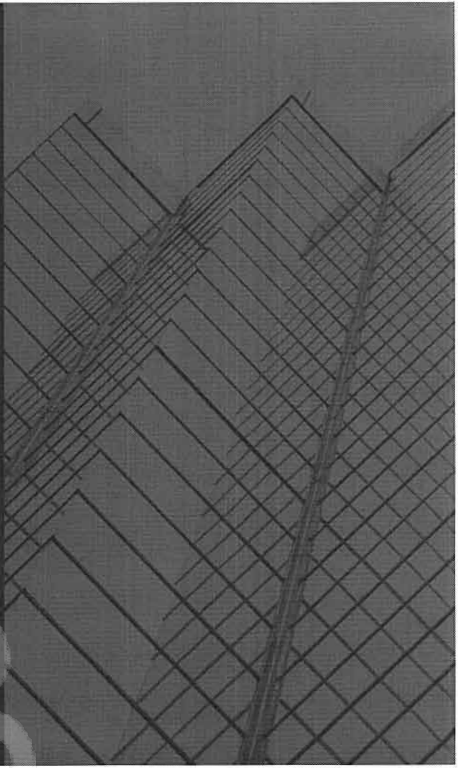
# Title Due Diligence Report

06 December 2025





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## INTRODUCTION

### 1. Objective

This Report has been prepared by TLH, Advocates and Solicitors, at the request of Brigade Enterprises Limited ("**Client**"), pursuant to a due diligence on the title to land admeasuring 22,990 square yards (equivalent to Acres 04.75 Guntas) in Survey No. 76/P (Door No. 8-4-330/34) situated at Fatehnagar Village, Balanagar Mandal, Medchal-Malkajgiri District[1], Telangana ("**Property**").

### 2. Overview

We have divided this Report into different sections, for ease of understanding. An overview of the sections is set out below:

2.1. **Section 1** (Definitions) sets out the meanings of (a) capitalized terms used in this Report, and (b) words that are not used in common parlance, for instance words related to land revenue/records such as Sethwar, Wasool Baqui, etc.

2.2. **Section 2** (Key Issues) sets out the key issues identified by us, pursuant to the due diligence exercise on the title to the Property.

2.3. **Section 3** (Title Flow) along with **Annexure 1** (Revenue Records) and **Annexure 3** (Summary of DAGPA) sets out the flow of title to the Property.

2.4. **Section 4** (Charges and Encumbrances) sets out information on (a) encumbrances on the Property, identified by us pursuant to the review of the encumbrance statements provided to us and also obtained by us from the IGRS Portal, and (b) charges registered in respect of the Property, as identified by us from the (i) MCA Portal, where the land owner(s)/developer(s) are companies incorporated under the Companies Act or limited liability partnerships set up under the Limited Liability Partnership Act, 2008 and (ii) CERSAI Portal.

2.5. **Section 5** (Applicable Laws) sets out the implications of various laws and regulations that may impact development on the Property.

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*[1] Pursuant to the formation and re-organization of districts within the State of Telangana Fatehnagar Village of Balanagar Mandal, Hyderabad District has been included under Medchal-Malkajgiri District.*

2.6. **Section 6** (Litigation) along with **Annexure 2** (Summary of Proceedings) sets out the litigations involving the landowner(s) / owner / developer pending before various courts, as identified by Perfios, a litigation search software.

2.7. **Section 7** (Independent Verification) sets out information obtained by us pursuant to (a) an informal independent verification carried out by us with various Government offices; and (b) Prohibitory orders that may be applicable to the Property as identified by us from IGRS Portal and Bhu Bharathi Portal.

2.8. **Section 8** (Opinion) sets out our opinion on the title to the Property.

## 3. Limitations

3.1. This Report constitutes the entire report on the due diligence exercise conducted by us on the title to the Property, and supersedes all prior information and documents provided by us.

3.2. Our findings documented in this Report shall not, in any way, constitute a recommendation as to whether any person should (or should not) consummate any transaction in relation to the Property.

3.3. The contents of this Report are confidential and neither this Report nor any of its contents may be disclosed to or used by any person other than Client and its affiliates who are directly involved in the transaction relating to the Property.

3.4. This Report has been prepared for the exclusive use of the Client. We accept no responsibility whatsoever to any person other than to the Client, in relation to the contents of this Report. The Report may be provided to a third party by Client, only on issuance of an executed reliance letter by us. No other person is authorised to have access to this Report.

3.5. Please refer to **Annexure 5** (Scope of Work & Limitations) for details on the scope of our work, caveats and limitations applicable to the use of this Report.

## SECTION 1 | DEFINITIONS

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| **AGPA** | Agreement of Sale cum General Power of Attorney. |
| **APEEC** | Andhra Pradesh Electrical Equipment Corporation[2], Sanatnagar, a concern of Electrical Construction and Equipment Company Limited, which was renamed as ECE Industries Limited. |
| **Fatehnagar Village** | Fatehnagar Village, Balanagar Mandal, Medchal-Malkajgiri District, Telangana. |
| **CERSAI** | Central Registry of Securitization Asset Reconstruction and Security Interest of India. |
| **DAGPA** | Development Agreement cum General Power of Attorney. |
| **Developer** | Brigade Enterprises Limited. |
| **Government** | Presently, Government of Telangana (erstwhile Government of united Andhra Pradesh). |
| **Four Sale Deeds** | Sale deeds dated April 15, 1965, and bearing Document Nos. 1004 of 1965, 1005 of 1965, 1006 of 1965 and 1007 of 1965 executed by M. Srihari[3], Nawab Fareed Nawaz Jung, Nawab, Nazeer Nawaz Jung, Nawab Mohd. Miftahuddin Khan, Mohd. Sirajuddin Khan, Abidunnisa Begum, Fazalunisa Begum, Kareemunnisa Begum, Basheerunnisa Begum, Nawab Eqterauddin Khan, Nawab Hamiduddin Khan, Nawab Rafiuddin Khan, Nawab Masood Ali Khan, Nawab Mahmood Jung, Nawab Behbood Ali Khan, Friends and Company, registered before the Sub Registrar, Khairatabad. |
| **Final Decree** | Final decree in I.A. No. 469 of 1964 passed on February 09, 1965, in O.S. No. 10 of 1962. |
| **GO 33** | GO Ms. No. 33 dated January 24, 2013, issued by the Government of Telangana. |
| **GO 168** | GO Ms. No. 168 dated April 7, 2012, issued by the Government of Telangana. |
| **HMDA** | Hyderabad Metropolitan Development Authority (erstwhile Hyderabad Urban Development Authority). |
| **Khasra Pahani** | Record of rights of land as per the survey conducted in the year 1954-55 in terms of the A.P. (Telangana Area) Land Census Rules, 1954. |
| **Land Reforms** | Telangana Land Reforms (Ceiling on |

[2] *We note that the name of Andhra Pradesh Electrical Equipment Corporation is interchangeably used as (i) Andhra Pradesh Electrical Corporation and (ii) Andhra Pradesh Electrical Equipment Company Corporation in the documents provided to us. We have assumed Andhra Pradesh Electronic Corporation is same as Andhra Pradesh Electrical Equipment Corporation for the purpose of this Report. However, we have shown the entries as reflected in the revenue records under* ***Annexure 1*** *(Revenue Records).*

[3] *We note that the name of M. Srihari is interchangeably used as M. Sri Hari in the documents provided to us. We have assumed M. Srihari is same as M. Sri Hari for the purpose of this Report.*

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| Act | Agricultural Holdings) Act, 1973. |
| Land Reforms Appellate Tribunal | Land Reforms Appellate Tribunal, Medchal-Malkajgiri District, constituted under the provision of Land Reforms Act. |
| Land Reforms Tribunal | Land Reforms Tribunal, Medchal-Malkajgiri District, constituted under the provisions of Land Reforms Act. |
| Larger Extent | 1,13,106.61 square yards in Survey Nos. 74 and 76, of Fatehnagar Village conveyed under the Four Sale Deeds. |
| MCA | Ministry of Corporate Affairs. |
| MCA Portal | Website of the Ministry of Corporate Affairs. |
| MRO/Tahsildar | Mandal Revenue Officer/Tahsildar, Balanagar Mandal. |
| O.S. No. 10 of 1962 | Partition Suit filed by Nawab Begum, widow of Late Nawab Sultan-ul-Mulk for partition of land administration of estate of Late Nawab Sultan-ul-Mulk, on the file of Second Additional Chief Judge, City Civil Court, Hyderabad. |
| Owner | Advait Enterprises. |
| Pahani Patrika | Land revenue record prepared on an annual basis by the Village Revenue Officer in respect of agricultural land, which inter alia indicates (a) nature of land, (b) land assessment, (c) the names of pattadars / possessors / cultivators / inamdars and (d) details of crops sown. |
| Pattadar | Every person who holds land directly under the Government under a patta whose name is registered in the land revenue accounts of the Government as pattadar and who is liable to pay land revenue. |
| Pattadar Pass Book | Pattadar Passbook issued by the MRO / RDO under the provisions of the AP Rights in Land and Pattadar Pass Books Act, 2020. |
| Pattadar Passbook Act | The Telangana Rights in Land and Pattadar Pass Books Act, 1972. |
| Protected Tenant | Tenant who holds land on lease and includes a person who is deemed to be a tenant under the provisions of Andhra Pradesh (Telangana Area) Tenancy and Agricultural Lands Act, 1950. |
| RDO | Revenue Divisional Officer. |
| Registration Act | Indian Registration Act, 1908. |
| Report | This title due diligence report prepared by TLH, Advocates and Solicitors. |
| Revenue Records | The revenue records mentioned in Annexure 1 (Revenue Records) of this Report. |
| ROC | Registrar of Companies. |
| Sesala Pahani | Revenue record for the year 1955 – 1958 maintained village wise containing details of lands (including name of the registered holder) within each village, prepared to ascertain assessments on individual holdings. |
| Sethwar | Revenue record prepared by the office of the Survey and Land Records of the concerned |

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|---|---|
| | District which indicates nature of the land and land assessment upon practical survey of the land. |
| **Stamp Act** | Indian Stamp Act, 1899. |
| **Supreme Court** | Hon'ble Supreme Court of India. |
| **Tenancy Act** | Andhra Pradesh (Telangana Area) Tenancy and Agricultural Lands Act, 1950. |
| **Title Deed Book** | Title Deed Book issued by the jurisdictional MRO / RDO under the provisions of the AP Rights in Land and Pattadar Pass Books Act, 2020. |
| **Transfer Documents** | The transfer documents mentioned in paragraph 2, Section 3 (Title Flow) of this Report. |
| **Urban Land Ceiling Act** | The Urban Land (Ceiling and Regulation) Act, 1976. |
| **Repeal Act** | Urban Land (Ceiling and Regulation) Repeal Act, 1999. |

## SECTION 2 | KEY ISSUES

### 1. Unavailability of Land and Revenue Records

The revenue authorities in Telangana area prepare and maintain (a) Khasra Pahani for the year 1954-55 under the provisions of the Andhra Pradesh (Telangana Area) Land Census Rules, 1954, (b) Sethwar and Wasool Baqui under the provisions of the Telangana Survey and Boundaries Act, 1923, and (c) Sesala Pahani and Pahani Patrikas for every year under the provisions of the Hyderabad Record of Rights and Regulation 1358 Fasli. The Bhu Bharati Act was enacted for preparation and maintenance of records of rights in Telangana. Section 11 of the Bhu Bharati Act specifies that every entry in the record of rights will be presumed to be true until the contrary is proved or until the said act is amended.

1.1. We have not been provided with the following land and revenue records[4], in respect of the Property including:

(a) Sethwar;
(b) Supplementary Sethwar or sub-division record pertaining to sub-divisions to Survey No. 76;
(c) Sesala Pahani for the year 1955-1958;
(d) Pahani Patrikas for the years 1958 to till 1973;
(e) Mutation Proceedings of the previous owners;
(f) Protected Tenancy register; and
(g) Wasool Baqui;

1.2. We have been provided with the copy of Khasra Pahani, issued by the MRO, in respect of Survey No. 76 underlying the Property. However, details of the Pattadar and possessor thereunder, are not legible. In the absence of a clear copy, we are unable to ascertain the names of the original Pattadars and possessors for the year 1954-1955 and the nature of land recorded therein.

[4] *We have been provided with memos issued by concerned authority of non-availability of certain records*

1.3. However, we note from the subsequent Pahani Patrikas for the years 1995-96, 1997-1998 and 1998-1999 (***Annexure 1*** *Revenue Records*) provided to us, that the names of (i) Nawab Shamshuddin and (ii) Sirajuddin[5] are recorded as the Pattadars over a total extent of Acres 17-29 Guntas in Survey No. 74 and Acres 15-10 Guntas in Survey No. 76/A, while APEEC is recorded as the possessor.

1.4. We note that the Hon'ble High Court of Telangana in WP No. 19155 of 2022 passed orders and permitted ECE Industries Ltd. to make an online application for change of entries to be made in the revenue records and Dharani Portal (presently Bhu Bharati Portal) in respect of the Property, pursuant to orders passed by the Hon'ble High Court in WP No. 11293 of 2009, and WP No. 23477 of 2010.

1.5. We further note that a contempt case bearing CC No. 847 of 2022 was filed in W.P. No. 19155 of 2022.[6] While the afore-mentioned contempt case is pending before the Hon'ble High Court, the Supreme Court passed an order dated July 22, 2025, in Contempt Petition No. 27561 of 2025 (filed in Civil Appeal No. 4527/2024, Civil Appeal No. 4526/2024[7]), which records that the necessary entries in the revenue records have been mutated to incorporate the name of ECE Industries Ltd., in accordance with the judgment passed in the aforementioned civil appeals filed before the Supreme Court (refer to **Annexure 2** (*Summary of Proceedings*) for more details on the Court orders). Pursuant to the said Order, ECE Industries Limited was issued Pattadar Passbook bearing No. T06030040002, with Khata No. 60083 in respect of the Property.

1.6. In view of the foregoing, we do not perceive the unavailability of the revenue records to materially impact the title to the Property.

## 2. Permission for sale of agricultural land (1950 to 1969)

2.1. As per Section 47 and Section 48 of the Tenancy Act (prior to its repeal vide Act 12 of 1969 with effect from March 18, 1969), any sale of agricultural land without the prior permission of the concerned Tahsildar is invalid. Further, Section 50-B of the Tenancy Act provides for a

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[5] *We have not been provided with any documents evidencing the manner in which rights, title and interest were acquired by Nawab Shamshuddin and Sirajuddin over the total extents comprised in Survey Nos. 74 and 76 (including the Larger Extent comprising the Property). In the absence of such documents, we are unable to ascertain the implications of such entries on the title of the Property.*

[6] *We note that the Hon'ble High Court of Telangana in WP No. 19155 of 2022 with regard to evidence submitted, passed orders, permitting ECE Industries Ltd. to make an online application for change of entries in revenue records and Dharani Portal (presently Bhu Bharati Portal) in respect of the subject land (comprising the Property), pursuant to orders passed in WP No. 11293 of 2009, and WP No. 23477 of 2010 and pass appropriate order within a period of 4 (four) weeks from the date of submission of such application.*

[7] *The Supreme Court found the State's claim of taking possession through the panchnama dated February 08, 2008 to be false, holding that the document was fabricated and prepared after repeal of the Urban Land Ceiling Act. The Court observed that the evidence clearly showed the factory was operational, apartments had been built, and physical possession had always remained with the appellant. The Supreme Court therefore set aside the Division Bench's order and confirmed that possession never passed to the State.*

mechanism for validation of alienation of land without the permission of the Tahsildar. Such validation is subject to the conditions as prescribed therein.

2.2. We note from the contents of the Four Sale Deeds that a permission as required under Section 47 and 48 of the Tenancy Act, pertaining to the Larger Extent, was to be obtained by the vendors therein i.e., legal heirs of Nawab Sultan-ul-Mulk and others, and be made available to vendee therein i.e., APEEC.

2.3. We have not been provided with a copy of such permission obtained from the concerned Tahsildar, for sale of the Larger Extent (comprising the Property).

2.4. A purchaser, who has acquired a property in violation of Sections 47 and 48 of Tenancy Act, may however claim title by way of adverse possession provided that the purchaser is able to prove its peaceful, open and continuous possession in denial of the true owner's title. The High Court of Andhra Pradesh has in ***Mohd. Kareemuddin Khan and Others*** v. ***Syed Azam***[8] while dealing with compliance under Sections 47 and 48 of the Tenancy Act, held that "the position of law being thus, we proceed on the footing that even if the sales in favour of the respondent-defendant were void for any reason, yet if he was in possession of the properties in pursuance of the invalid sale deeds his possession would be ipso facto adverse to the appellants".

2.5. Based on the above legal position, upon any allegation of non-compliance with Sections 47 and 48 of the Tenancy Act, the defence of adverse possession may be available, since ECE Industries Ltd. appears to have been in possession[9] of the Larger Extent for a period of more than 12 (twelve) years.

## 3. Demarcation

3.1. We note from the recitals of the sale deed dated July 19, 2025, bearing Document No. 2787 of 2025 that Survey No. 76 was allotted Door No. 8-

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*[8] Mohd. Kareemuddin Khan and Others v. Syed Azam, 1997 (2) ALT 625.*

*[9] We have not been provided with any cases filed by legal heirs of Sultan-ul-Mulk or predecessors in title challenging the possession of APEEC over the Larger Extent, we have assumed basing the documents provided to us (including Revenue Records (Annexure 1) that reflected the name of APEEC in the possessor column that APEEC was in possession of the Property.*

4-330/34[10]. However, we have not been provided with Town Survey Land Register ("**TSLR**") to confirm the underlying Revenue Survey Numbers / Town Survey Number of Door No. 8-4-330/34 comprising the Property.

3.2. We have also not been provided with (a) documents evidencing the survey number in which the Property is situated (other than the Transfer Documents) and (b) duly certified sketch map / location sketch demarcating the Property from the Larger Extent and / or reflecting the underlying survey number of the Property.

3.3. On a review of the Letter dated November 13, 2025, bearing Lr. No. K3/1595/2025, issued by the Office of the Assistant Director, Survey and Land Records, Medchal-Malkajgiri District, in response to an application requesting TSLR record for Survey No. 76, we note that the TSLR has not been implemented in Fatehnagar Village, Balanagar Mandal and hence the same cannot be provided.

3.4. In the absence of (i) TSLR extract and (ii) a duly certified sketch map demarcating the Property (allotted Door No. 8-4-330/34) out of the Larger Extent and reflecting its corresponding survey number(s), the exact boundaries of the Property cannot be conclusively determined.

*[Intentionally left blank]*

[10] *We note from letter dated January 05, 2022, bearing No. 051498/LU/P5/HMDA/05012022, that land in Door No. 8-4-330/34, situated in Fatehnagar Village is affected by proposed 100 feet wide road at the west side as per the master plan.*

## SECTION 3 | TITLE FLOW

**1. Background**

1.1. We note from the earliest Pahani Patrika provided to us for the period of 1973-1974, that the total extent comprised in Survey No. 74 is Acres 17-29 Guntas and Acres 15-10 Guntas in Survey No. 76/A, and Musthakhairin Khan, son of Sirajuddin Khan is recorded as the Pattadar.

1.2. We note from the subsequent year Pahani Patrikas for the years 1995-96, 1997-1998 and 1998-1999, (*refer Annexure 1, Revenue Records*), that the names of Nawab Shamshuddin Ali Khan and Sirajuddin[11], are recorded as the Pattadars and APEEC is recorded as possessor of the lands comprised in Survey Nos. 74 and 76/A.

**Observation 1:** We have not been provided with the revenue records prior to 1973; hence we are unable to ascertain the name of Pattadar and/or occupant, the exact extent and nature of the land and other details relating to Survey No. 76 comprising the Property, prior to 1973-1974. Further, we also note that APEEC is not reflected as the Pattadar in the Pahani records despite the Final Decree and Four Sale Deeds executed in the year 1965 in its favour until the year 2019-2020. Please refer to paragraph 1 of **Section 2** (Key Issues) for implications of non-availability of such revenue records.

1.3. On a review of the pleadings and orders passed in O.S No. 10 of 1962, in the Court of the Second Additional Chief Judge, City Civil Court, we note that:

(a) The suit was instituted by Nawab Begum, wife of Late Nawab Sultan-ul-Mulk, against Nazeer Nawaz Jung and eighteen (18) others[12], seeking partition and distribution of the estate of her husband Late Nawab Sultan-ul-Mulk. The family genealogy traces back to Sir Vicar-ul-Umra, Iqbal-ud-Dowla[13] who died leaving behind two sons and two daughters, namely Nawab Vali-ud-Dowla and Tabarakunnisa Begum

*[11] We have not been provided with any documents evidencing the manner in which Nawab Shamshuddin Ali Khan and Sirajuddin, have acquired their rights, title and interest in Survey No. 74 and 76.*

*[12] i. Fareed Nawaz Jung, ii. Muzaffar Nawaz Jung, iii. Hasan Yar Jung, iv. Md. Miftahuddin Khan, v. Md. Sirajuddin Khan, vi. Abedunnisa Begum, vii. Fazlunnisa Begum, viii. Karimunnisa Begum, ix. Iktedaruddin Khan, x. Hameeduddin Khan, xi. Rafiuddin Khan, xii. Maqsood Ali Khan, xiii. Bahbood Ali Khan, xiv. Nawab Mehmood Jung, xv. Bashirunnisa Begum, xvi. Sadatunnisa Begum, xvii. Tameezunnisa Begum and xviii. The Officer-in-Charge, Paigah, Hyderabad.*

*[13] Sir Vicar-ul-Umra, Iqbal-ud-Dowla was the Amir-e-Paigah and a wealthy man of Hyderabad, who died on February 15, 1902.*

Saheba from his wife Munerunnisa Begum Saheba, and Nawab Sultan-ul-Mulk[14] and Liaqatunnisa Begum Saheba begotten from Jahandarunnisa Begum Saheba.

(b) Prior to the institution of the said suit, O.S. No. 2 of 1958[15] had been filed by Nawab Begum for recovery of Mahr, and it was held that Nawab Begum was the lawfully wedded wife of Nawab Sultan-ul-Mulk. This finding was confirmed by the Hon'ble High Court vide order dated February 16, 1961[16] thereby affirming her lawful status as a wife of Nawab Sultan-ul-Mulk and right to claim inheritance in her husband's estate.

(c) Late Nawab Sultan-ul-Mulk was the owner of the Larger Extent apart from other lands held by him.[17]

(d) Order dated January 23, 1965, passed in I.A. No. 14 of 1965 in O.S. No. 10 of 1962, authorized M. Srihari (receiver cum commissioner) to sell the properties forming the estate of Late Nawab Sultan-ul-Mulk, for realization and distribution of the sale proceeds among the legal heirs as per the orders passed in final decree.

(e) Final Decree dated February 09, 1965, in I.A. No. 469 of 1964 in O.S. No. 10 of 1962, was passed declaring that Nawab Begum was entitled to 1/16th share in the estate of Nawab Sultan-ul-Mulk[18] and a 1/24th share in two properties belonging to Lady Vicar, mother of Sultan-ul-Mulk and authorizing the receiver cum commissioner (M. Srihari) to sell and execute the sale deed in favour of Friends and Company.

(f) The value of Nawab Begum's share was determined at Rs.55,673.55/-, which amount she accepted in full and final settlement of her claim, as recorded in I.A. No. 14 of 1965 in O.S. No. 10 of 1962. Under the terms of the said I.A., the defendants agreed to sell certain estate lands (including the Larger Extent comprising the Property) to third parties in order to facilitate the distribution of shares.

(g) M. Srihari (receiver cum commissioner) and (i) Nawab Fareed Nawaz Jung, (ii) Nawab Nazeer Nawaz Jung, (iii) Nawab Mohd. Miftahuddin

*[14] Nawab Sultan-ul-Mulk had two wives, Qamrunnisa Begum Saheba (Wife No. 1) and Nawab Begum (Wife No. 2), and from the said marriages had six sons, namely (i) Nazeer Nawaz Jung, (ii) Fareed Nawaz Jung, (iii) Muzaffar Nawaz Jung, (iv) Hasan Yar Jung, (v) Abdul Fatah Khan, and (vi) Khair Nawaz Jung.*
*[15] We have not been provided with any copies/information pertaining to the said suit.*
*[16] We have not been provided with a copy of the said High Court Order.*
*[17] List of private properties of late Sultan-ul-Mulk along with the corresponding valuation as assessed by the wealth tax department are mentioned in the Final Decree included lands admeasuring 130 Acres, in Survey Nos. 73, 74, 75, 76, 80. Fathenagar (Sultan Nagar). Survey Nos. 129 to 130, Yousufguda and Survey No. 128 at Bahlolkhanguda,*
*[18] Supra footnote 16.*

Khan, (iv) Mohd. Sirajuddin Khan, (v) Abidunnisa Begum, (vi) Fazalunisa Begum, (vii) Kareemunnisa Begum, (viii) Basheerunnisa Begum, (ix) Nawab Eqterauddin Khan, (x) Nawab Hamiduddin Khan, (xi) Nawab Rafiuddin Khan, (xii) Nawab Masood Ali Khan, (xiii) Nawab Mahmood Jung, (xiv) Nawab Behbood Ali Khan, along with the agreement to sell holders namely, Friends and Company (detailed under paragraph 2, Section 3 (*Title Flow*)) had, pursuant to the Final Decree dated February 09, 1965, conveyed the Larger Extent in favour of APEEC under registered Sale Deeds in the year 1965.

***Note (1):*** *We note that an agreement to sell dated October 17, 1964, was executed by (i) Nawab Fareed Nawaz Jung, (ii) Nawab Nazeer Nawaz Jung, (iii) Nawab Mohd. Miftahuddin Khan, (iv) Mohd. Sirajuddin Khan, (v) Abidunnisa Begum, (vi) Fazalunisa Begum, (vii) Kareemunnisa Begum, (viii) Basheerunnisa Begum, (ix) Nawab Eqterauddin Khan, (x) Nawab Hamiduddin Khan, (xi) Nawab Rafiuddin Khan, (xii) Nawab Masood Ali Khan, (xiii) Nawab Mahmood Jung and (xiv) Nawab Behbood Ali Khan in favour of Friends and Company. An agreement to sell dated January 26, 1965, was executed by (i) Nawab Fareed Nawaz Jung, (ii) Nawab Nazeer Nawaz Jung, (iii) Nawab Mohd. Miftahuddin Khan, (iv) Mohd. Sirajuddin Khan, (v) Abidunnisa Begum, (vi) Fazalunisa Begum, (vii) Kareemunnisa Begum, (viii) Basheerunnisa Begum, (ix) Nawab Eqterauddin Khan, (x) Nawab Hamiduddin Khan, (xi) Nawab Rafiuddin Khan, (xii) Nawab Masood Ali Khan, (xiii) Nawab Mahmood Jung, (xiv) Nawab Behbood Ali Khan, and (xv) Friends and company in favour of APEEC. We have not been provided with copies of the said agreements to sell; hence, we are unable to comment on the contents thereof and any implications therefrom.*

***Note (2):*** *We note from the Final Decree that (i)Hasan Yar Jung, (ii) Sadathunnisa Begum and (iii) Tameezunnisa Begum were parties to the Final Decree but were not made parties to the Four Sale Deeds.*[19]

## 2. Transfer Documents

2.1. The flow of title as per the sale/transfer documents executed in respect of the Property is set out below:

*[19] In this regard, we note from the Final Decree (refer to paragraph 3 of the Final Decree) that the defendants in IA No. 14 of 1965 have agreed to sell the lands measuring Acres 128-00 Guntas in Survey Nos. 72 to 76, 80, 129, 130, 132 to 136 situated in Fatehnagar, Yousufguda and Bahloolkhanguda to Friends and Company or their nominees and the receiver cum commissioner was authorized to execute the sale deeds in favour of Friends and Company or their nominees. We further note that (i) Muzaffar Nawaz Jung, (ii) Hasan Yar Jung, (iii) Sadathunnisa Begum and (iv) Tameezunnisa Begum were not defendants/petitioners in IA No. 14 of 1965, hence, (i) Muzaffar Nawaz Jung, (ii) Hasan Yar Jung, (iii) Sadathunnisa Begum and (iv) Tameezunnisa Begum though were a party to the Final Decree were not required to be parties to the Four Sale Deeds.*

| # | Transferor(s) | Transferee(s) | Extent | Type of Document | Document No. & Concerned Sub Registrar Office | Date |
|---|---|---|---|---|---|---|
| 1. | (a) M. Srihari (receiver cum commissioner)<br>(b) Nawab Fareed Nawaz Jung<br>(c) Nawab Nazeer Nawaz Jung<br>(d) Nawab Mohd. Miftahuddin Khan<br>(e) Mohd. Sirajuddin Khan<br>(f) Abidunnisa Begum<br>(g) Fazalunisa Begum<br>(h) Kareemunnisa Begum<br>(i) Basheerunnisa Begum<br>(j) Nawab Eqterauddin Khan<br>(k) Nawab Hamiduddin Khan<br>(l) Nawab Rafiuddin Khan<br>(m) Nawab Masood Ali Khan<br>(n) Nawab Mahmood Jung<br>(o) Nawab Behbood | APEEC | 30,021.10 square yards out of Survey Nos. 74 and 76. | Sale Deed | 1004 of 1965 (Sub Registrar, Khairatabad) | April 15, 1965 |

| # | Transferor(s) | Transferee(s) | Extent | Type of Document | Document No. & Concerned Sub Registrar Office | Date |
|---|---|---|---|---|---|---|
| | Ali Khan<br>(p) Friends and Company | | | | | |
| 2. | (a) M. Srihari (Receiver cum Commissioner)<br>(b) Nawab Fareed Nawaz Jung<br>(c) Nawab Nazeer Nawaz Jung<br>(d) Nawab Mohd. Miftahuddin Khan<br>(e) Mohd. Sirajuddin Khan<br>(f) Abidunnisa Begum<br>(g) Fazalunisa Begum<br>(h) Kareemunnisa Begum<br>(i) Basheerunnisa Begum<br>(j) Nawab Eqterauddin Khan<br>(k) Nawab Hamiduddin Khan<br>(l) Nawab Rafiuddin Khan<br>(m) Nawab Masood | APEEC | 30,181.10 square yards in Survey No. 76. | Sale Deed | 1005 of 1965 (Sub Registrar, Khairatabad) | April 15, 1965 |

| # | Transferor(s) | Transferee(s) | Extent | Type of Document | Document No. & Concerned Sub Registrar Office | Date |
|---|---|---|---|---|---|---|
| | Ali Khan<br>(n) Nawab Mahmood Jung<br>(o) Nawab Behbood Ali Khan<br>(p) Friends and Company | | | | | |
| 3. | (a) M. Srihari (Receiver cum Commissioner)<br>(b) Nawab Fareed Nawaz Jung<br>(c) Nawab Nazeer Nawaz Jung<br>(d) Nawab Mohd. Miftahuddin Khan<br>(e) Mohd. Sirajuddin Khan<br>(f) Abidunnisa Begum<br>(g) Fazalunisa Begum<br>(h) Kareemunnisa Begum<br>(i) Basheerunnisa Begum<br>(j) Nawab Eqterauddin Khan<br>(k) Nawab | APEEC | 28,563.88 square yards out of Survey No. 74. | Sale Deed | 1006 of 1965 (Sub Registrar, Khairatabad) | April 15, 1965 |

| # | Transferor(s) | Transferee(s) | Extent | Type of Document | Document No. & Concerned Sub Registrar Office | Date |
|---|---|---|---|---|---|---|
| | Hamiduddin Khan<br>(l) Nawab Rafiuddin Khan<br>(m) Nawab Masood Ali Khan<br>(n) Nawab Mahmood Jung<br>(o) Nawab Behbood Ali Khan<br>(p) Friends and Company | | | | | |
| 4. | (a) M. Srihari (Receiver cum Commissioner)<br>(b) Nawab Fareed Nawaz Jung<br>(c) Nawab Nazeer Nawaz Jung<br>(d) Nawab Mohd. Miftahuddin Khan<br>(e) Mohd. Sirajuddin Khan<br>(f) Abidunnisa Begum<br>(g) Fazalunisa Begum<br>(h) Kareemunnisa Begum<br>(i) Basheerunnisa | APEEC | 24,340.53 square yards out of Survey No. 74. | Sale Deed | 1007 of 1965 (Sub Registrar, Khairatabad) | April 15, 1965 |

| # | Transferor(s) | Transferee(s) | Extent | Type of Document | Document No. & Concerned Sub Registrar Office | Date |
|---|---|---|---|---|---|---|
| | Begum<br>(j) Nawab Eqterauddin Khan<br>(k) Nawab Hamiduddin Khan<br>(l) Nawab Rafiuddin Khan<br>(m) Nawab Masood Ali Khan<br>(n) Nawab Mahmood Jung<br>(o) Nawab Behbood Ali Khan<br>(p) Friends and Company | | | | | |
| **Observation 2:** We note from the recitals of the Four Sale Deeds that a permission as required under Section 47 and 48 of the Tenancy Act, pertaining to the Larger Extent, was to be obtained by the vendors therein *i.e.*, legal heirs of Sultan-ul-Mulk and others. However, we have not been provided with a copy of the same. Please refer to paragraph 2 of **Section 2** (Key Issues) for implications thereof. | | | | | | |
| 5. | ECE Industries Limited (Formerly known as Electric Construction and Equipment Company Limited)[20] | Advait Enterprises | 22,990 square yards (including 1,133 square yards earmarked for road) | Agreement to Sale | Unregistered | July 30, 2019 |
| 6. | | | Acres 4.75 Guntas equivalent to 22,990 | Sale Deed | 2787 of 2025[21] | July 19, 2025 |

[20] *On review of Certificate of Incorporation dated June 05, 1987 (as referred in the public notice dated December 14, 2016), issued by Additional Registrar of Companies, New Delhi, we note that Electric Construction and Equipment Company Limited changed its name of the company to 'ECE Industries Limited'.*
[21] *The Sale Deed was kept pending before the Sub-Registrar, Balanagar vide Pending Document No. 31/2025. We have not been provided with any refusal order/ document evidencing the said refusal.*

| # | Transferor(s) | Transferee(s) | Extent | Type of Document | Document No. & Concerned Sub Registrar Office | Date |
|---|---|---|---|---|---|---|
| | | | square yards (including 1,133 square yards, more or less, earmarked for road expansion by HMDA), in Survey No. 76/P, (D. No. 8-4-330/34). | | (Sub Registrar, Balanagar) | |

**Observation 3:** We note that the extent comprised in Survey No. 76 is recorded in acres and we further note from Pattadar Passbook of ECE Industries Limited (as detailed under **Annexure 1** (Revenue Records)) and statement of encumbrance (as detailed under paragraph 5, **Section 4** (Charges and Encumbrances) that Survey No. 76 was sub-divided. We have not been provided with any supplementary sethwar or sub-division record reflecting sub-division of Survey No. 76. Please refer to paragraph 1 and 3 of **Section 2** (Key Issues) for implications thereof.

**Observation 4:** We note from the property tax receipts (as detailed under **Annexure 1** (Revenue Records)) and sale deed (referred above) that Property was allotted with Door No. 8-4-330/34. We have not been provided with any town survey land register corresponding to the municipal numbers of the Property. Please refer to paragraph 3 of **Section 2** (Key Issues) for implications thereof.

**Observation 5:** We note from the Four Sale Deeds that the Larger Extent comprised of (a) 30,021.10 square yards in Survey No. 74 and 76[22] (b) 30,181.10 square yards in Survey No. 76 (c) 28,563.88 square yards in Survey No. 74 and (d) 24,340.53 square yards in Survey No. 74.

From the recitals to the sale deed dated July 19, 2025, bearing Document No. 2787 of 2025, we note that out of the Larger Extent an extent of 30,181.10 square yards comprised in Survey No. 76/P was considered as a mother property ("**Mother Property**") and out of the Mother Property, an extent of 22,990 square yards (bearing Door No. 8-4-330/34) was sold to Advait Enterprises. However, have not been provided with any survey / location sketch demarcating the Property out of the Larger Extent. Please refer to paragraph 3 of **Section 2** (Key Issues) for implications

[22] *Individual extents from each of the Survey No. 74 and 76 constituting to 30,021.10 square yards has not been specified.*

thereof.

3. **Development Agreement cum General Power of Attorney (DAGPA)**

Advait Enterprises has transferred development rights over the Property as per the details set out below:

| # | Transferor(s) | Transferee(s) | Extent | Type of Document | Document No. | Date |
|---|---|---|---|---|---|---|
| 1. | Advait Enterprises | Brigade Enterprises Limited | Acres 4.75 Guntas (equivalent to 22,990 square yards) including an area of 1,133 square yards, more or less, earmarked for road expansion by HMDA in D. No. 8-4-330/34. | DAGPA | 2849 of 2025 (Sub-Registrar, Balanagar) | July 26, 2025 |

***Note:** Details of the above mentioned DAGPA are set out in **Annexure 3** (Summary of DAGPA) hereto.*

4. **Present Owner & Developer**

On the basis of the foregoing flow of title, it appears that Advait Enterprises is the Owner of the Property and Brigade Enterprises Limited has development rights over the Property.

*[Intentionally left blank]*

## SECTION 4 | CHARGES AND ENCUMBRANCES

### 1. Charges | MCA

On review of information available on MCA Portal, we note that there are no active charges registered by ECE Industries Limited and Brigade Enterprises Limited on the Property.

### 2. CERSAI Portal

On review of the information obtained from the CERSAI Portal basis a search on Survey No. 76, Fatehnagar Village, and on the names of ECE Industries Limited, Advait Enterprises and Brigade Enterprises Limited, we note that no charges are registered therein, over the Property.

### 3. Certified Copy of Encumbrance Statement

We have reviewed a certified copy of the encumbrance statement bearing no. 200275072, dated July 30, 2025, issued by the Sub-Registrar, Balanagar, for a period of 29 years (01-01-1996 to 29-07-2025), in respect of Survey No. 76/P and note 2 (*two*) transactions as under:

| # | Transferor(s)/ Lessor(s) / Mortgagor(s) | Transferee(s) / Lessee(s) / Mortgagee(s) | Survey Number / Plot Number and Extent | Instrument | Document Number | Date |
|---|---|---|---|---|---|---|
| 1. | ECE Industries Limited (Formerly known as Electric Construction and Equipment Company Ltd. the owner of APEEC) | Advait Enterprises | 22,990 square yards in Survey No. 76/P. | Sale deed | 2787 of 2025 | July 19, 2025 |
| 2. | Advait Enterprises | Brigade Enterprises Limited | 22,990 square yards in Survey No. 76/P. | DAGPA | 2849 of 2025 | July 26, 2025 |

**Note:** *It may be noted that statements of encumbrances are specific to the boundaries specifies. In the event the boundaries for a given survey number in the documents are different from what is appearing in the records maintained with the authorities, the encumbrance certificate may not reflect such a document.*

**4. Online Statement of Encumbrance | IGRS Portal**

We have generated statement of encumbrance from IGRS Portal as detailed in the table below:

| Encumbrance \| IGRS Portal | | | | |
|---|---|---|---|---|
| # | Date | Statement No. | Period | Survey No. |
| 1. | July 30, 2025 | 200278254 | January 01, 1997 to July 29, 2025 | 76 |
| 2. | August 09, 2025 | 201080266 | January 01, 1983 to August 08, 2025 | 8-4-330/34 |

***Note (1):*** *It may be noted that statements of encumbrances are specific to the boundaries specifies. In the event the boundaries for a given survey number in the documents are different from what is appearing in the records maintained with the authorities, the encumbrance certificate may not reflect such a document.*

***Note (2):*** *We note that the above Statements of Encumbrance reflect three (3) instruments; however, the same do not pertain to the Property, as the entries refer to built-up areas and houses in Plot Nos. 12, 15, and 16.*

**5. Encumbrances | Bhu Bharathi Portal**

We have analysed the encumbrance certificates generated from the Bhu Bharathi Portal below:

| # | Pattadar Name | Survey No. | Transacted Extent | Manner of Acquisition |
|---|---|---|---|---|
| 1. | ECE Industries Limited | 76/A, 76/A/2 | 4.2270 | Transacted through court case |
| 2. | | 76/A, 76/A/1 | | |
| 3. | | 76/A, 76/A/1 | | |
| 4. | | 76/A/3, 76/A/2 | | Converted through non-agricultural land |

| | | | | |
|---|---|---|---|---|
| 5. | | 76/A, 76/A/2 | | Transacted through court case |

***Note:*** *We note that there is reference to "transacted through court case" in the manner of acquisition column of the encumbrance statements (as shown above). In this regard, we have been provided with a copy of the disposal order dated July 22, 2025, of the Supreme Court passed in Contempt Petition No. 27561 of 2025 (filed in Civil Appeal No. 4527/2024, Civil Appeal No. 4526/2024) which recorded that the necessary entries in the revenue records have been mutated in accordance with the judgement passed in the aforementioned Civil Appeals filed before the Supreme Court. In view therefore, the words "transacted through court case" appears to refer to mutation proceedings carried out pursuant to the orders passed by the Supreme Court (Details of these proceedings and orders are set out in* ***Annexure 2*** *(Summary of Proceedings)).*

*[Intentionally left blank]*

## SECTION 5 | APPLICABLE LAWS

Listed below are regulations that may impact constructions on / development of the Property:

| # | Applicable Laws | Details |
|---|---|---|
| 1. | Urban Land Ceiling | As per the provisions of the Urban Land Ceiling Act, a person was entitled to hold up to a maximum of 1000 square meters of land in the 'core area' (i.e., within the limits of the MCH) and a maximum of 5 Acres of land within the 'peripheral area'. As per Section 6(1) of Urban Land Ceiling Act, any person who holds vacant land in excess of the prescribed ceiling limits, was required to file statements in the prescribed form before the Special Officer, within the period prescribed under the Urban Land Ceiling Act.<br><br>It is pertinent to note that the Urban Land Ceiling Act has been repealed vide the Repeal Act with effect from March 27, 2008. As per such Repeal Act, cases in which (a) possession of surplus land is taken over by the Government under Section 10(6) of the Urban Land Ceiling Act and / or (b) orders for exemption under Section 20 (1) of the Urban Land Ceiling Act are granted, survive the repeal of the Urban Land Ceiling Act.<br><br>Please refer to **Annexure-2A** (Summary of Urban Land Ceiling Proceedings) for the proceedings relating to urban land ceiling involving the Property. |
| 2. | Restrictions on Development | **GO 168**: The Government notified the Revised Building Rules, applicable to (a) Hyderabad Metropolitan Development Authority, (b) All Urban Development Authorities, (c) All Municipal Corporations, (d) All Municipalities, (e) All Nagar Panchayats, (f) Gram Panchayat areas covered in Master Plans/General Town Planning Schemes notified under Telangana Town Planning Act, 1920, and (g) Industrial Area Local Authority / Special Economic Zone, notified by Government. |

| # | Applicable Laws | Details |
|---|---|---|
| | | Rule 3 of the Revised Building Rules *inter alia* specifies restrictions on building activity in the vicinity of certain areas. |
| | | **GO 33:** The Government issued G.O. Ms. No. 33 which restricts construction in the water body zone. It states that "*In water body zone, no construction is permitted, and no building/development activity shall be allowed in the FTL of any lake, pond, cheruvu or kunta/shikam lands.*"<br><br>***Note:*** *As per the HMDA lakes portal, there are no lakes abutting the said property.* |
| 3. | Land Use | (i) On review of the letter dated January 05, 2022, bearing Letter No. 051498/LU/P5/HMDA/05012022 addressed by Hyderabad Metropolitan Development Authority to R Mohan Reddy, ECE Industries Limited, we note that the land in Door No. 8-4-330/34, situated at Fatehnagar Village, has been earmarked for residential use, and is affected by proposed 100 feet wide road at the west side as per the master plan.<br><br>(ii) In pursuance of Memo No. 17518/I/2013-14, dated February 5, 2015, issued by the Municipal Administration and Urban Development, the Telangana Gazette published a draft Notification No. 52, dated February 9, 2015, proposing to designate the land in Survey Nos. 74/P, 76/P, 78 and 79 of Fatehnagar Village, Erragadda, Hyderabad District, to an extent of Acres 12-30 Guntas to Commercial (Under 'C' Category)/ Residential Use Zone (Commercial 12458.21 Sq. Mts., Residential 37,374.02 Sq. Mts.), (Presently earmarked for Commercial/ Industrial Use Zone), subject to the conditions mentioned in the said notification.<br><br>***Note:*** *We have not been provided with a copy of the final notification in this regard, accordingly, we are unable to verify the notified land use or confirm whether any modifications were made in the final notification.* |

| # | Applicable Laws | Details |
|---|---|---|
| 4. | Land Conversion | As per the Telangana Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 ("**Conversion Act**"), a tax of 2% of the basic value of land in the areas covered under Greater Hyderabad Municipal Corporation and 3% of the basic value of land in the areas other than Greater Hyderabad Municipal Corporation, is required to be paid for the purpose of conversion of the same from "agricultural" purpose to "non-agricultural" purpose. If lands are used for "non-agricultural" purposes without following the due process for conversion, a fine of 50% (fifty percent) over and above the required conversion tax may be imposed.<br><br>Consequently, if a land has been put to non-agricultural use prior to 2006, it may not be necessary to convert the same under the provisions of the Conversion Act.<br><br>***Note:*** *The Tahsildar and Joint Sub Registrar, Balanagar, issued conversion proceedings No. 2500459968, dated July 19, 2025, in favour of ECE Industries Limited, converting an extent of Acres 4-22.70 Guntas in Survey No. 76/A/2, Fatehnagar Village to non-agricultural purposes. In view of the said conversion proceedings, the land to the extent converted would not require any further action under the provisions of the Conversion Act.* |

*[Intentionally left blank]*

## SECTION 6 | LITIGATION

1. We have carried out a litigation search for the for the period as specified below (*paragraph 2*), on the Owner and Developer on the websites of the following courts:

   (a) Jurisdictional Civil Courts
   (b) High Court
   (c) Supreme Court
   (d) National Company Law Tribunal
   (e) National Company Law Appellate Tribunal
   (f) Debt Recovery Tribunal
   (g) State Consumer Forum
   (h) National Consumer Disputes Redressal Forum
   (i) National Green Tribunal

2. This litigation search has been carried out by us on concerned court(s) websites (a) in the name of APEEC (for a period 1965 – 1987), (b) ECE Industries Limited (for a period of 1987-2025), (c) Advait Enterprises *i.e.*, Owner (year 2025) and not on the basis of Property (since it is not feasible to carry out any litigation search on the basis of property details) which has been detailed under **Annexure 2** (Summary of Proceedings). All information obtained pursuant to such litigation search is, by nature, indicative and not conclusive.

3. We have identified 07 (seven) litigations and note that there are no pending litigations pertaining to the Property.

4. A summary of the litigations identified from the documents provided to us (as detailed under **Annexure 2** (Summary of Proceedings)), together with those traced through our independent search is set out in **Annexure 2B** (Litigation Search Findings (Independent Verification)) annexed to this Report.

## SECTION 7 | INDEPENDENT VERIFICATION

### 1. Prohibited Properties

Prohibited Properties are those in respect of which no transactions (sale, transfer or other) can be registered by the jurisdictional sub-registrar / registrar of assurances. We have carried out a verification on IGRS Portal and Bhu Bharathi Portal to identify if the Property is recorded in the list of Prohibited Properties, and have set out below the information obtained by us:

| # | Department/Portal | Details |
|---|---|---|
| 1. | Bhu Bharathi Portal | An extent of land measuring Acres 02-00 Guntas in Survey No. 76/AA is shown as House Sites under the Prohibited properties List.[23] |
| 2. | IGRS Portal | Survey Number is not recorded under the Prohibitory list maintained on IGRS Portal. |

### 2. Independent Verification

| # | Department/Office | Verbal Communication |
|---|---|---|
| 1. | Tahsildar Office, Balanagar | (a) The Tahsildar's Office has informed that the property is Patta land.<br>(b) The Protected Tenants Register is not available in this office, as the relevant records have been destroyed or damaged. |
| 2. | Sub Registrar Office, Balanagar | (a) Survey No. 76, comprising the Property, was earlier included in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908, with reference to ULC proceedings bearing Nos. F1/1777 and F1/1780/76 in respect of Survey No. 76.<br>(b) Survey No. 76 was subsequently de-notified from the list of prohibited properties. |
| 3. | RDO Office, Malkajgiri | (a) Survey No. 76, comprising the Property, is Patta land. |

[23] *We have not been provided with any information pertaining to the said prohibition.*

| # | Department/Office | Verbal Communication |
|---|---|---|
| | | (b) Requested that we provide the relevant file number, if available, to enable verification as to whether any land acquisition proceedings were initiated by the Government in respect of Survey No. 76 or any portion thereof. |
| 4. | Collector's Office, Medchal-Malkajgiri | (a) The provisions of the Agricultural Land Ceiling Act are not applicable to Survey No. 76, Fatehnagar Village, as the said land falls within the purview of the Urban Land Ceiling limits.<br>(b) The issue of surplus holdings was resolved pursuant to court orders brought to their notice. |

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## SECTION 8 | OPINION

Subject to satisfactory resolution of Key Issues set out in **Section 2** (*Key Issues*), we are of the opinion that Advait Enterprises is the owner and Brigade Enterprises Limited is the Developer of the Property i.e., land admeasuring 22,990 square yards (equivalent to Acres 04.75 Guntas) in Survey No. 76/P (Door No. 8-4-330/34) situated at Fatehnagar Village, Balanagar Mandal, Medchal-Malkajgiri District.

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## ANNEXURE 1 | REVENUE RECORDS

| Year | Survey Number | Extent (Acres-Guntas) | Type | Pattadar | Possessor |
|---|---|---|---|---|---|
| | | | | **Pahani Patrikas** | |
| **1973-1974** | 74 | 17-29 | - | Musthakhairin Khan son of Sirajuddin Khan | **Illegible** |
| | 76/A | 15-10 | - | Musthakhairin Khan son of Sirajuddin Khan | Plots |
| **1995-1996** | 74 | 17-29 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| **1997-1998** | 74 | 17-29 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| **1998-1999** | 74 | 17-29 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| **1999-2000** | 74 | 17-29 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | (a) Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |

| Year | Survey Number | Extent (Acres-Guntas) | Type | Pattadar | Possessor |
|---|---|---|---|---|---|
| | | | | (b) Sirajuddin | |
| **2000-2001** | 74 | 17-29 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| **2001-2002** | 74 | 17-29 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| **2002-2003** | 74 | 17-29 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| **2003-2004** | 74 | 17-29 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |

| Year | Survey Number | Extent (Acres-Guntas) | Type | Pattadar | Possessor |
|---|---|---|---|---|---|
| | 76/A | 15-10 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| 2005-2006 | 74 | 17-29 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| 2006-2007 | 74 | 17-29 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| 2008-2009 | 74 | 17-29 | - | (a) Nawab Shamshuddin Ali Khan<br>(b) Sirajuddin | Andhra Pradesh Electronic Corporation |
| | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| 2011-2012 | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| 2012-2013 | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| 2013-2014 | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |

| Year | Survey Number | Extent (Acres-Guntas) | Type | Pattadar | Possessor |
|---|---|---|---|---|---|
| **2014-2015** | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| **2015-2016** | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| **2016-2017** | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| **2017-2018** | 76/A | 15-10 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| **2018-2019** | 74 | 08-34 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| | 74 | 08-35 | - | Sirajuddin | Andhra Pradesh Electronic Corporation |
| | 76/A | 07-25 | - | Sirajuddin | Andhra Pradesh Electronic Corporation |
| **2019-2020** | 74 | 08-34 | - | Nawab Shamshuddin Ali Khan | Andhra Pradesh Electronic Corporation |
| | 76/A | 07-25 | - | Sirajuddin | Andhra Pradesh Electrical Equipment Corporation. |

***Note:*** *On a review of Endorsement No. D1/1175/2022, dated July 8, 2022, we note that the Office of the Collector & District Magistrate, Medchal-Malkajgiri District, intimated ECE Industries Ltd. to apply for correction of records in the Dharani portal under the suitable modules, as there is no provision for correcting the records manually.*

**Pattadar Pass Books:**

| Name of Pattadar | Pattadar Passbook Number | Khata Number | Survey Number | Extent (Acres – Guntas) |
|---|---|---|---|---|
| ECE Industries Limited | T06030040002 | 60083 | 74/2 | 5.1550 |
| | | | 75/2 | 1.2200 |
| | | | 76/A/2 | 4.2270 |
| | | | **Total** | **11.2020** |

**ROR 1-B:**

| Name of Pattadar | Khata Number | Survey Number | Extent (Acres – Guntas) |
|---|---|---|---|
| ECE Industries Limited | 60083 | 74/2 | 5.1550 |
| | | 75/2 | 1.22 |
| | | 76/A/2 | 4.2270 |

**Faisal Patti:**

| Year | Issued by | Name of Pattadar | Survey Number | Pote Karab | Extent (Acres-Guntas) |
|---|---|---|---|---|---|
| 2017 | Tahsildar, Balanagar | Nawab Sahamshuddin Ali Khan (Nil) | 76/A | 00-1000 | 15-1000 |
| 2016 | Tahsildar, Balanagar | Nawab Sahamshuddin Ali Khan (Nil) | 76/A | 00-1000 | 15-1000 |
| 2015 | Tahsildar, Balanagar | Nawab Sahamshuddin Ali Khan (Nil) | 76/A | 00-1000 | 15-1000 |

| Year | Issued by | Name of Pattadar | Survey Number | Pote Karab | Extent (Acres-Guntas) |
|---|---|---|---|---|---|
| 2014 | Tahsildar, Balanagar | Nawab Sahamshuddin Ali Khan (Nil) | 76/A | 00-1000 | 15-1000 |
| 2013 | Tahsildar, Balanagar | Nawab Sahamshuddin Ali Khan (Nil) | 76/A | 00-1000 | 15-1000 |
| 2012 | Tahsildar, Balanagar | Nawab Sahamshuddin Ali Khan (Nil) | 76/A | 00-1000 | 15-1000 |
| 2011 | Tahsildar, Balanagar | Nawab Sahamshuddin Ali Khan (Nil) | 76/A | 00-1000 | 15-1000 |

**Property Tax:**

| Property Tax Receipts |
|---|
| On a review of the receipt issued by GHMC dated April 26, 2025, we note that AP Electrical Equipment has paid an amount of Rs. 66,422 (Rupees Sixty-Six Thousand Four Hundred and Twenty-Two) towards property tax in respect of premises bearing Door No. 8-4-330/34 [PTIN No. 1100800436] for the period upto 2025-2026. |

*[Intentionally left blank]*

## ANNEXURE 2 | SUMMARY OF PROCEEDINGS

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | **High Court of Telangana** | | |
| 1. | WP No. 11293 of 2009 and 23477 of 2010 | A.P. Electrical Equipment Corporation | (a) Tahsildar, Balanagar Mandal, Ranga Reddy District.<br><br>(b) The Station House Officer, Sanathnagar Police Station, Sanathnagar, Hyderabad.<br><br>(c) State of Andhra Pradesh, Rep. by its District Collector, Hyderabad. (Impleaded as per Court Order dated June 15, 2009, in W.P.M.P. No. 14819 of 2009) | (i) APEEC filed WP No. 11293 of 2009, against the Government and others, questioning the action of the Government in interfering with the possession and enjoyment by the petitioner with respect to land measuring 30,181.10 square yards in Survey No. 76, situated at Fatehnagar Village.<br><br>(ii) ECE Industries Limited filed WP No. 23477 of 2010, against the Government and others, with respect to alleged takeover of possession of land measuring 46,538 square meters in Survey Nos. 74, 75 and 76, situated at Fatehnagar Village (which comprises the Property) by issuance of Panchanama dated February 08, 2008, by the Tahsildar, and also questioning the validity of the said Panchanama.<br><br>On review of the common orders provided, we note that, pursuant to GO Ms No. 931 dated August 12, 1976, ECE Industries Limited had filed a statement in Form I under Section 6 of the ULC Act and the declaration of the ECE | Disposed on January 3, 2022, by a Common Order. |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | | Industries Limited was taken up as CC No. 10571/76 by the ULC Authorities, with respect to ownership of land, totally admeasuring 1,63,679 square meters, comprising of (i) 57026 square meters in Survey Nos. 78 and 79, and (ii) 1,06,511 square meters in Survey Nos. 74, 75 and 76, situated at Fatehnagar Village. The government vide GO Ms No. 1729 dated November 27, 1982, had exempted an area of 48,859 square meters in Survey Nos. 74, 75 and 76, situated at Fatehnagar Village, under Section 20 (1) (a) of the ULC Act, subject to the condition that ECE Industries Limited should construct a separate factory and other buildings on the said land within the stipulated time in the said Government Order (5 years from the date of proceedings, i.e., before February 2005). For the remaining extent of 56,730 square meters of land was also exempted under Section 21 of the ULC Act, for the construction of houses for the weaker sections of the society in the said land.<br><br>The Government had issued GO Ms No. 303, withdrawing the exemptions granted under GO Ms. No. 1729, with respect to land measuring 48,859 square meters in Survey Nos. 74, 75 and 76, situated at Fatehnagar Village. | |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | | Subsequently, the ULC Authorities conducted an enquiry and recomputed that surplus land held by ECE Industries Limited to an extent of 46,538 square meters in Survey Nos. 74/P, 75/P and 76/P, situated at Fatehnagar Village. An appeal was filed by ECE Industries Limited, with challenging the order by the ULC Authorities. The said appeal was disposed by the appellate authority, confirming the above calculation. Consequently, the surplus holding of ECE Industries Limited in Hyderabad was computed at 45,538.43 square meters.<br><br>Subsequently, the government vide notification under Section 10 (3) of the ULC Act, published in the State Gazette on October 03, 2007, declared an extent of 46538.43 square meters belonging to ECE Industries Limited in Survey No. 74/P, 75/P and 76/P, situated at Fatehnagar Village, had been acquired by the State Government with effect from July 12, 2007.<br><br>On February 24, 2009, ECE Industries Limited was served with a copy of GO Ms No. 1534 dated December 20, 2008, wherein the government also sought to acquire the surplus land to an | |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | | extent of 56,730.7 square meters under the scheme envisaged under Section 21 of the ULC Act.<br><br>ECE Industries Limited filed WP No. 28644 of 2008, questioning the validity of the said GO Ms No. 1534, the court vide order dated January 24, 2020, disposed the said writ petition on the ground that GO Ms No. 1534 was already set aside by the High Court, vide order dated January 26, 2009, in WP No. 3140 of 2009.<br><br>The Tahsildar on September 14, 2010, visited ECE Industries Limited for the purpose of taking over the possession of the alleged surplus land of 46,538 square meters in Survey No. 74, 75 and 76, situated at Fatehnagar Village, by handing over a copy of panchnama said to be conducted on February 08, 2008, which reflected that a notice under Section 10(5) of ULC Act was issued to ECE Industries Limited on January 05, 2008, and subsequently possession was taken over under Section 10(6) of the ULC Act. Aggrieved by which, ECE Industries Limited filed the said WP No. 23477 of 2010. | |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | | The High Court, with regard to the evidence submitted, stated that the physical possession of the land is still with the ECE Industries Limited, and no physical possession had been taken over by any authority acting on behalf of the government, upon issuance of Section 10(6) notice. The court opined that there were discrepancies in the date of issuance of Sec 10 (5) and Sec 10(6) notices, which were served in order to validate the acquisition of the surplus land and to portray the said acquisition took place prior to the effective date of the Repeal Act, this persuaded the court to doubt the authenticity and validity of the notices and the panchnama issued. The court held that notices under Section 10(5) and Section I 0(6) of the ULC Act, were back dated entries and the Panchnama was prepared in the office of the authorities after the Repeal Act has come into force.<br><br>Both the writ petitions were allowed and the Panchanama dated February 08, 2008, was set aside. | |
| 2. | WA Nos. 665 and 670 of 2022 | (a) Tahsildar, Balanagar Mandal. | A.P. Electrical Equipment Corporation | The Tahsildar, Balanagar Mandal, Ranga Reddy District filed Writ Appeals No. 665 and 670 of 2022 against a Common Order dated January 3, 2022, in | Disposed on February 14, 2023, by a Common Order. |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | (b) The Station House Officer, Sanathnagar Police Station, Sanathnagar, Hyderabad.<br><br>(c) The State of Andhra Pradesh (present Telangana), Rep. by its District Collector, Hyderabad (Present Medchal-Malkajgiri District) (Impleaded as per Court Order dated June 15, 2009, in W.P.M.P. No. 14919 of 2009). | | W.P. No. 11293 of 2009 and W.P. No. 23477 of 2010. The Division Bench of the High Court held that:<br>(i) Panchanama is sufficient to show possession.<br>(ii) Issuing a separate Notice under section 10(6) was not mandatory.<br>(iii) The Government had taken possession validly.<br><br>The Division Bench also held that the learned Single Judge had erred on facts as well as in law in declaring the notice dated January 5, 2008, under section 10(5) of the ULC Act as well as the panchanama dated February 8, 2008, being void ab initio and non-est in the eye of law and thereafter in setting aside the panchanama.<br><br>Consequently, the Division Bench of the High Court allowed the Writ Appeals and set aside the judgment and order dated January 3, 2022, in Writ Petitions No. 11293 of 2009 and 23477 of 2010.<br><br>Miscellaneous petitions pending, if any, shall stand closed. | |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| 3. | CA No. 4526-4527 of 2024 | A.P. Electrical Equipment Corporation | (a) Tahsildar, Balanagar Mandal.<br>(b) The Station House Officer, Sanathnagar Police Station, Sanathnagar, Hyderabad.<br>(c) The State of Andhra Pradesh (present Telangana), Rep. by its District Collector, Hyderabad (Present Medchal-Malkajgiri District).<br>(d) The Special Officer and Competent Authority, Urban Land Ceiling | A.P. Electrical Equipment Corporation filed Civil Appeal Nos. 4526-4527 of 2024 against a Common Order dated February 14, 2023, passed by the Hon'ble High Court for the State of Telangana in W.A. Nos. 665 and 670 of 2022. The Supreme Court reinstated the Single Judge's Judgment and held that:<br>(a) Obtaining actual physical possession is mandatory before the ULC Act's repeal. Symbolic or paper-based possession does not suffice.<br>(b) There are inconsistencies in dates and absence of legitimate service of notices.<br>(c) Panchanama lacked credibility and legal validity and hence, set aside.<br>(d) Possession was never actually taken before the Repeal Act.<br>(e) Government cannot rely on fabricated or irregular documentation post-repeal.<br>The Supreme Court further held that the Division Bench of the High Court committed an egregious error in interfering with a very well-considered and well-reasoned judgment rendered by the learned single judge of the High Court and further stated that there was no good reason for the Division Bench to interfere with the judgment rendered by the learned Single Judge. | Disposed on February 27, 2025, by a Common Order. |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | Department, Hyderabad.<br><br>(e) The Deputy Tahsildar, Balanagar Mandal, Ranga Reddy District.<br><br>(f) The Collector, Ranga Reddy District. | Consequently, the Supreme Court of India allowed both the Appeals and set aside the impugned judgment and order passed by the Division Bench of the High Court.<br><br>Pending applications, if any, shall stand disposed of. | |
| 4. | Contempt Petition (Civil) No. 27561 of 2025 in Civil Appeal Nos. 4526 – 4527 of 2024 | A.P. Electrical Equipment Corporation (now known as ECE Industries Limited) | (a) Y. S. Srinivas, The Tahsildar, Balanagar Mandal.<br><br>(b) K. Srinivasulu, The Station House Officer, Sanathnagar Police Station<br><br>(c) Mr. Navin Mittal, Principal Secretary | ECE Industries Limited filed the contempt petition against the wilful and deliberate disobedience of the judgment dated February 25, 2025, of this Hon'ble Court in C.A. Nos. 4526 – 4527 of 2024.<br><br>The petitioner stated that the directions issued by the Court in the impugned judgment as well as in the Order dated July 15, 2025, have been duly complied with and that the necessary entries in the revenue records have been mutated in accordance with the judgment rendered by the Court and as such nothing further requires to be done in the said matter. | Disposed on July 22, 2025. |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | (Land Revenue)<br><br>(d) Mr. Gowtham Potru, IAS, Collector and District Magistrate, Medchal-Malkajgiri District. | Pending applications, if any, shall stand disposed of. | |
| 5. | Review Petition No. R.P. (C) No. 001192 – 001193/2025 | (a) The Tahsildar, Balanagar Mandal.<br><br>(b) The Station House Officer, Sanathnagar Police Station, Sanathnagar, Hyderabad.<br><br>(c) The State of Andhra Pradesh (present Telangana), | A.P. Electrical Equipment Corporation (Now known as ECE Industries Limited) Transformer Division. | The Tahsildar, Balanagar Mandal field a Review Petition No. R.P. (C) No. 001192 – 001193/2025 before the Supreme Court of India in Civil Appeal Nos. 4526-4527 of 2024 against the Judgment and Order dated February 27, 2025.<br><br>The Court held that no case for review is made out and consequently dismissed the review petitions.<br><br>Pending applications, if any, also stand disposed of. | Disposed on July 22, 2025. |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | Rep. by its District Collector, Hyderabad (Present Medchal-Malkajgiri District). | | | |
| 6. | WP No. 19155 of 2022 | ECE Industries Ltd. | (a) The State of Telangana, Rep. by its Principal Secretary, Revenue Department.<br><br>(b) The Special Officer and Competent Authority, Urban Land Ceiling Department, Hyderabad.<br><br>(c) The Collector, Ranga Reddy District. | ECE Industries Limited filed WP No. 19155 of 2022, against State of Telangana and others, seeking the respondents to incorporate the name of the petitioner as owner in all Government Records (Revenue), in respect of land admeasuring 46,538 square yards in Survey No. 74, 75, and 76, situated in Fatehnagar Village, Balanagar Mandal, Ranaga Reddy District along with the buildings.<br><br>The High Court with regard to evidence submitted, passed orders, permitting the petitioner to make an online application of entries in Revenue records and Dharani Portal in respect of the subject land and respondent, pursuant to Orders passed in WP No. 11293 of 2009, and WP No. 23477 of 2010, must pass appropriate orders with 4 (four) weeks from the date of application. | Disposed on April 25, 2022. |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | (d) The Tahsildar, Balanagar Mandal, Ranga Reddy District.<br><br>(e) The Deputy Tahsildar, Balanagar Mandal, Ranga Reddy District.<br><br>(f) The Sub Registrar, Balanagar, Ranga Reddy District. | In the event if the petitioner is not allowed to make an application on Dharani Portal, petitioner may submit a manual application explaining the claim of the petitioner, to the respondents.<br><br>Miscellaneous petitions pending, if any, shall stand closed. | |
| 7. | CC No. 847 of 2022 | ECE Industries Ltd. | (a) Somesh Kumar, Occ: IAS, Chief Secretary & Principal Secretary (Revenue), State of Telangana.<br><br>(b) Dr. S. Harish, Occ: IAS, | ECE Industries Ltd. filed a Contempt Petition No. 847 of 2022 before the Hon'ble High Court for the State of Telangana in respect of Order dated April 25, 2022, in W.P. No. 19155 of 2022 and the same is pending. | We note from dispense petition affidavit that the respondent No.1 i.e. Somesh Kumar filed a dispense petition on October 11, 2022, praying to dispense his personal appearance on October 14, 2022, |

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | District Collector, Medchal and Malkajgiri District and incharge the Special Officer and Competent Authority, Urban Land Ceiling Department, Hyderabad.<br><br>(c) Dr. S. Harish, Occ: IAS, District Collector, Medchal and Malkajgiri District.<br><br>(d) Sri Krishna, Occ: Tahsildar, Balanagar Mandal, Medchal and | | by discharging him from the contempt case as necessary actions[24] were issued to the Respondent No. 2 i.e. the District Collector, Medchal-Malkajgiri District to comply with the orders in W.P. No. 19155 of 2022.<br><br>However, the current case status is pending. |

[24] *The Chief Secretary & Special Chief Secretary to Government of Telangana, addressed a Memo to the Collector, Medchal-Malkajgiri District vide No. 51678/ULC(1)/2007, dated October 1, 2022, and requested the Collector to examine the matter and take necessary action.*

| # | Case Number | Plaintiff / Petitioner | Defendant / Respondent | Matter | Status |
|---|---|---|---|---|---|
| | | | Malkajgiri District.<br><br>(e) The Deputy Tahsildar, Balanagar Mandal, Ranga Reddy District.<br><br>(f) Mr. Ramesh, In-charge, O/o. the Sub-Registrar, Balanagar Mandal, Medchal-Malkajgiri District. | | |

*[Intentionally left blank]*

## ANNEXURE 2A | SUMMARY OF URBAN LAND CEILING PROCEEDINGS

1. Following the enactment of the Urban Land Ceiling Act, Andhra Pradesh Electrical Equipment Corporation (APEEC / ECE Industries Limited) filed a declaration under Section 6(1) in respect of land admeasuring 1,63,679 sq. m. in Survey Nos. 74, 75, 76, 78 and 79, Fatehnagar Village, Balanagar Mandal.

2. The Government of Andhra Pradesh, vide G.O. Ms. No. 1729 dated November 27, 1982, granted exemption under Section 20(1)(a) in respect of:

   (a) the entire lands in Survey Nos. 78 and 79 (where a factory had been constructed); and

   (b) 48,859.50 sq. m. in Survey Nos. 74–76 for industrial use, subject to specified conditions.

   By G.O. Ms. No. 303 dated April 7, 1990, this exemption for Survey Nos. 74, 75 and 76 was withdrawn on the ground of alleged non-compliance. Thereafter, on February 4, 2001, permission under Section 21(1) was granted for weaker section housing over 56,730.57 sq. m. in Survey Nos. 74, 75 and 76 (refer **Section 5**, Applicable Laws).

3. On March 20, 2007, the Special Officer determined 46,538.43 sq. m. as surplus land in Survey Nos. 74, 75 and 76. Notifications under Sections 10(1) and 10(3) were thereafter issued. Notices under Sections 10(5) and 10(6) followed in January–February 2008, culminating in a panchanama dated February 8, 2008, purporting to record possession (refer **Section 5**, (Applicable Laws)).

4. The Repeal Act was adopted in Andhra Pradesh with effect from March 27, 2008 (G.O. Ms. No. 603 dated April 22, 2008), saving only those cases where proceedings had been initiated and possession taken under Section 10(6), or where applications under Section 20(1) were pending.

5. ECE Industries Limited challenged the validity of the panchanama dated February 8, 2008, by filing W.P. Nos. 11293/2009 and 23477/2010. The Hon'ble Single Judge held that physical possession had remained with ECE Industries Limited; that notices under Sections 10(5) and 10(6) were defective and backdated; and that the panchanama lacked reliability, resulting in abatement under Section 3(2) of the Repeal Act. The Division Bench, in W.A. Nos. 665/2022 and 670/2022 (refer to **Annexure 2** (Summary of Proceedings)), reversed this finding, holding that the panchanama was sufficient to establish possession and that a separate notice under Section 10(6) was not mandatory.

6. The Hon'ble Supreme Court, in Civil Appeal Nos. 4526 - 4527 of 2024[25], set aside the judgment of the Division Bench (refer to **Annexure 2** (Summary of Proceedings)) and held as follows:

6.1. It is a settled principle that actual physical possession, as opposed to symbolic or paper possession, must be taken prior to the coming into force of the Repeal Act; otherwise, the proceedings abate (***State of U.P. v. Hari Ram***[26]; ***Gajanan Kamlya Patil** v. **Additional Collector***[27]).

6.2. The evidence on record including continued industrial operations and residential constructions, established that possession remained with ECE Industries Limited.

(a) The purported notice under Section 10(5) had not been validly served, and the State failed to establish compliance with the mandatory statutory procedure.

(b) The panchanama relied upon by the State was bereft of credibility and incapable of evidencing lawful dispossession. In the absence of lawful acquisition of possession prior to repeal, the ULC proceedings stood abated under Section 3(2) of the Repeal Act.

6.3. The Review Petitions filed by the Government in R.P. (C) Nos. 1192–1193 of 2025 (refer to **Annexure 2** (Summary of Proceedings)) were dismissed by the Hon'ble Supreme Court, reiterating that no ground for review existed and that there was no error apparent warranting reconsideration.

6.4. While G.O. Ms. No. 1729 imposed restrictions on alienation without prior Government permission, the repeal of the ULC Act substantially limits the enforceability of such conditions where possession had not been lawfully taken prior to repeal. As held by the Hon'ble Supreme Court, physical possession of the lands in Survey Nos. 74 and 76 remained with ECE Industries Limited, and accordingly, the ULC proceedings stood abated.

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[25] *2025 INSC 274*
[26] *(2013) 4 SCC 280.*
[27] *(2014) 12 SCC 523.*

## ANNEXURE 2B | LITIGATION SEARCH FINDINGS (INDEPENDENT VERIFICATION)

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | **District Courts** | | |
| 1. | O.S. No. 376 of 2006 | Junior Civil Judge, City Civil Court, Hyderabad | ECE Industries Limited | APEEC Employees Union | N/A | Dismissed for default of July 18, 2006. |
| 2. | O.S. No. 287 of 2008 | Chief Judge, City Civil Court, Hyderabad | ECE Industries Limited | S.P. Real Estate Developers | N/A | Dismissed on April 19, 2010. |
| | | | | **High Court** | | |
| 3. | CCCA. No. 217 of 2008 | High Court, Telangana | Dodla Usha Reddy | ECE Industries Limited | Appeal against the Judgment dated July 07, 2008, in OS. No. 107 of 2007, on the file of III Additional Chief Judge, City Civil Court, Hyderabad. | Order dated November 24, 2023, permitted to withdraw as per settlement between the parties and an Oral Family Arrangement was reduced into writing on September 01, 2021. |
| 4. | CCCA. No. 96 of 2010 | High Court, Telangana | ECE Industries Limited | S.P. Real Estate Developers Limited | This appeal is filed against Judgment and Decree dated April 19, 2010, in OS. No. 287 of 2008 on the file of the Court of II Additional Chief Judge, City Civil Courts, | Order dated September 29, 2016.<br><br>Counsels representing parties agreed that the suit *i.e.* OS. No. 287 of 2008 may be decreed in |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | Hyderabad, whereby he has dismissed the suit filed by the appellant. | terms of the above reproduced terms of the compromise.<br><br>CCCA. MP. No. 569 of 2016 stands allowed, the Judgment and Decree under appeal are set aside, and OS. No. 287 of 2008 is decreed as per the terms and conditions of the Compromise.<br><br>*Some of the conditions of the compromise: The respondents/defendants hereby admits and acknowledges that the defendants is liable to the petitioner the following sum under the said agreement:- (a) Towards reimbursement of cost, charges & taxes incurred on the said land* |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | | *since date of purchase of the said land - Rs.13,50,00,000.00 (b) Towards cost of site development, construction of boundary walls & for services like consultancy for technical, financial & other administrative matters on issues relating to building & construction - Rs.16,72,00,000.00 (c) Towards Land cost – Rs.28,36,525.00 and other conditions as specified in the compromise.* |
| 5. | W.P. No. 18884 of 2010 | High Court, Telangana | ECE Industries Limited | The Joint Sub Registrar-I, Hyderabad and others | Petition filed to grant an order or direction, declaring pending registration nos. 505 and 506 of 2008 and the order of the Respondent No. 2 dated August 18, 2008, | IA. No. 1 of 2010 filed to direct the Respondent No. 1 not to register any documents which may be executed on the basis of the DAGPA bearing document nos. 3267 and |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | bearing Lr. No. G2/2401/08 as arbitrary highhanded and violative of provisions of the Indian Registration act 1908 and wholly without jurisdiction and consequently direct the respondent to register the documents. | 3268 of 2007 dated September 21, 2007.<br><br>IA. No. 2 of 2010 filed to implead the necessary parties as Respondent Nos. 3 and 4.<br>However, the current case status is pending. |
| 6. | C.R.P. No. 1136 of 2019 | High Court, Telangana | The Chief Engineer, Transmission | ECE Industries and another | Petition filed aggrieved by the orders dated March 27, 2019, in EP. No. 14 of 2015 in WP. No. 10743 of 2005 passed by the court of IX Additional Chief Judge, City Civil Court, Hyderabad, granting orders of attachment of the movable properties mentioned in the Execution Petition. | Order dated June 03, 2019.<br><br>The Respondent No. 1 in the Revision, which is a Company registered under the Companies Act, 1956, filed W.P.No.10743 of 2005 before this Court to set aside order dated March 23, 2005, of the petitioner by impleading the Commissioner, Commercial Taxes Department seeking a direction for reimbursement of |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | | differential Sales Tax amount of Rs.31.55 lakhs to it. Writ Petition was allowed on July 26, 2007, by a Division Bench of this Court and the petitioner was directed to refund the said amount to the Respondent No. 1 within four (04) weeks.<br><br>Petitioner then filed W.P.M.P. No. 2779 of 2008 in W.P. No. 10743 of 2005 to recall the order dt. 26-07-2007 in W.P.No. 10743 of 2005 and to dismiss the said Writ Petition.<br><br>Thereafter E.P. No. 14 of 2015 was filed by 1st respondent before the IX Additional Chief Judge, City Civil Court, Hyderabad for execution |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | | of the order dated July 26, 2007, in W.P. No. 10743 of 2005. The said E.P. was filed invoking Order XXI Rule 43 and 64 of C.P.C. for attachment of movables of the petitioner. It was allowed on 27-03-2019 by the said Court.<br><br>It is tragic that though the said demand dated March 23, 2005, made by the petitioner was set aside on 26-07-2007 in the W.P.No.10743 of 2005, and S.L.P. (Civil) No.18627 of 2007 against it was dismissed on October 12, 2007, and Review Petition WP. MP. No. 2779 of 2008 was dismissed on September 21, 2011, it is an abuse of process of Court for the petitioner to |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | | raise the above plea and try to stall the execution of the order passed by this Court on July 26, 2007, in WP. No. 10743 of 2005. |
| Supreme Court of India | | | | | | |
| 7. | Civil Appeals (arising out of SLP (C) Nos. 11964-11965 of 2009 | Supreme Court | ECE Industries Limited | S.P. Real Estate Developers | These two appeals have been filed from a common order<br>passed by the High Court, by which the High Court had affirmed an order of the II Additional City Civil Judge, Hyderabad, disposing of an application for injunction filed at the instance of the plaintiff-appellant on two applications for injunction in a suit for recovery of possession and damages.<br><br>Facts of the case: | Order dated August 06, 2009.<br><br>Considering the facts and circumstances of the present case, we direct the trial Court to dispose of the suit at an early date, preferably within six months from the date of filing the written statement by the defendants/respondents<br>.<br><br>Defendants/respondents are directed to file their written statement within four weeks from this |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | The plaintiff/appellant alleged in their plaint that they are the owner of 67,824.50 square yards of land, situated at Borabanda, Fatehnagar, Ashok Marg, Hyderabad. The plaintiff-appellant as well as the defendants/respondents executed a DAGPA on September 21, 2007. Under the said Agreement, the defendants/respondents agreed to pay an aggregate sum of Rs. 30.50 crores.<br><br>It is the case of the plaintiff-appellant that since the defendants/respondents had acted in breach of the agreement, the same was duly terminated. Two applications for injunction under Order 39 Rule 1 and | date, if not filed in the meantime. |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | 2 read with Section 151 of the Code of Civil Procedure were filed by the plaintiff-appellant. In one application, the main relief that was claimed by the plaintiff/appellant was to restrain the defendants/respondents from alienating or transferring the suit property including the structures coming up thereon and in the other, for injunction over the suit property from changing the nature and character thereof pending disposal of the suit.<br><br>The trial Court, considering this fact that substantial construction was completed, refused to grant an order of injunction in favour of the plaintiff-appellant from making any | |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | further construction in the suit property but the applications for injunction were, however, disposed of.<br><br>Aggrieved by the order of the trial Court, two appeals were preferred by the plaintiff/appellant before the High Court, which by the impugned order had affirmed the order of the trial Court on the question of construction in the suit property, but set aside the directions given by the trial Court so far as clause nos. 1 and 2, are concerned in the order of the trial Court. It is these concurrent orders, which are now under challenge before us in these appeals.<br><br>In view of the fact that the Clause Nos. 1 and 2 (*That* | |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | *the defendants/respondents shall deposit the balance value of the property, which comes to around Rs. 28,00,000/- into Court within one month. That it shall furnish bank guarantee for the value of the unrealized post dated cheques, and pay/deposit the value of four cheques, which were dishonoured, within one month from today.)* have already been complied with by the defendants/respondents, those clauses need not remain. So far as Clause No. 3 is concerned, it appears to us that the said clause should remain, that is to say, the defendants/respondents shall not claim equities over the construction made in the suit property and | |

| # | Case Number | Forum | Plaintiff/ Appellants | Defendant/ Respondents | Subject Matter | Status |
|---|---|---|---|---|---|---|
| | | | | | they would be bound by the decision in the suit. | |

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## ANNEXURE 3 | SUMMARY OF DAGPA

| | |
|---|---|
| **Owner** | Advait Enterprises |
| **Developer** | Brigade Enterprises Limited |
| **Property Details** | Acres 4.75 Guntas (22,990 sq. yds) at Survey No. 76/P (Door No. 8-4-330/34), Ashok Marg, Sanat Nagar, Fatehnagar Village, West Taluk, Balanagar Mandal, Medchal-Malkajgiri District. |
| **Execution Date** | 26 July 2025 |
| **Development Commencement Date** | Developer to obtain approvals within 6 months of Execution Date and commence construction within 3 months thereafter (i.e., within 9 months from July 26, 2025). |
| **Term** | Completion within 30 months from last approval, with 6-month grace period; further extension allowed for Force Majeure or delays caused by Owner's defective title. |
| **Sharing Ratio** | 50% of Gross Revenue each to Owner and Developer. Owner's share inclusive of applicable taxes. Developer retains Developer's share net of taxes it must withhold. |
| **Security Deposit** | INR 25,00,00,000/-(Rupees Twenty Five Crores) as an interest-free refundable deposit. Out of which ₹INR 8,34,00,000/- (Rupees Eight Crores Thirty Four Lakhs) paid before execution (April 09, 2025), INR 8,33,00,000/- (Rupees Eight Crores Thirty Three Lakhs) paid on July 22,2025, balance INR 8,33,00,000/- (Rupees Eight Crores Thirty Three Lakhs) to be paid within 7 days of sanction of building plan.<br>Refund: (a) INR 16,67,00,000/- (Rupees Sixteen Crores Sixty Seven Lakhs) on approvals & occupancy/completion; (b) INR 8,33,00,000/- (Rupees Eight Crores Thirty Three Lakhs) in equal annual instalments till completion. The Land Owner shall pay 15% p.a. interest on delayed refund of the security deposit. Developer to vacate the Property only upon full refund of the Security Deposit by the Land Owner. |
| **Assignment by Developer (without consent of Landowner)** | Neither Party may assign rights/obligations without prior written consent of the other; consent not to be unreasonably withheld. |
| **Indemnity** | Each Party indemnifies the other against third-party claims, losses, costs, damages from breach/negligence. Land Owner's liability capped at INR 52,00,00,000/- (Rupees Fifty-Two Crores), and indemnity claims (other than on title) shall not be maintainable beyond 4 years from the Execution Date or the Completion Date, |

| | |
|---|---|
| | whichever is earlier. No liability for indirect/consequential damages. Indemnity subject to notice & joint defense; no settlement without consent. |
| Damages | Developer solely responsible for any damage or loss caused to adjacent properties during construction; liable to repair or compensate affected third parties. |
| Key Terms | (a) Developer has exclusive, irrevocable rights to develop Project at its own cost and expense.<br>(b) Owner's rights limited to share of Gross Revenue.<br>(c) Developer responsible for mobilizing finance, approvals, costs, taxes, and construction.<br>(d) Developer holds itself out as Promoter under law; Owner has no promoter obligations.<br>(e) Owner must cooperate and not obstruct development. |
| Key Terms of the Power of Attorney | POA empowers Developer to: execute Agreements to Sell/Sale Deeds; register documents; obtain approvals/clearances; appoint contractors/consultants; pay charges, taxes, betterment levies; represent before government authorities and courts; borrow for Developer's share without encumbering Owner's share. POA is irrevocable, subsists until completion, binding on Owner, and Developer indemnifies Owner against claims arising from use. |
| Non-Standard Terms | (a) Developer holds marketing rights with 2.5% fee on Owner's share if marketed by Developer<br>(b) Developer shall have the sole right to determine the name of the Project.<br>(c) Developer entitled to retain possession until full refund of Security Deposit by Owner.<br>(d) Confidentiality obligations binding on Parties, enforceable by injunctive relief. |
| Termination Causes | Owner may terminate if Developer fails to obtain approvals & commence construction within timelines; also upon Developer's breach or misrepresentation. |
| Consequences of Termination | Owner must refund Security Deposit (with 15% interest if delayed). Developer to vacate property only after full refund of the amount paid. |
| Dispute Resolution | Agreement governed by laws of India. Disputes to be resolved by 3 (three) member arbitral tribunal (one appointed by each Party, third as Chairman). Venue: Hyderabad; language: English. Courts at Hyderabad retain exclusive jurisdiction for non-arbitrable matters. |
| Registration Number | 2849 of 2025 |
| Stamp Duty | ₹61,38,430/-(paid) |
| Supplementary Deed | Not provided. |

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| **Remarks** | Standard RERA compliance noted; Owner indemnified against being treated as Promoter. Owner's rights limited to Gross Revenue share; Developer bears all costs and risks of Project. |

*[Intentionally left blank]*

## ANNEXURE 4 | LIST OF DOCUMENTS

| # | Description of Document Provided |
|---|---|
| 1. | Deed of Sale dated April 15, 1965, executed by (i) M Srihari sori of Narsaiah, (ii) Nawab Fareed Nawaz Jung son of Sultan-ul-Mulk, (iii) Nawab Nazeer Nawa Jung son of Md Sultan-ul-Mulk, (iv) Nawab Mohammed Miftahuddin Khan son of Late Nawab M Abdul Fateh Khan, (v) Mohammed Sirajuddin Khan son of Late Nawab M Abdul Fateh Khan, (vi) Abidunnisa Begum daughter of Nawab M Abdul Fateh Khan, (vii) Fazalunisa Begum daughter of Nawab M Abdul Fateh Khan, (viii) Kareemunnisa Begum daughter of Nawab M Abdul Fateh Khan, (ix) Basheerunnisa Begum daughter of Late Nawab Khair Nawaz Jung, (x) Nawab Eqtedaruddin Khan son of Nawab Khair Nawaz Jung, (xi) Nawab Hamiduddin Khan son of Late Nawab Khair Nawaz Jung, (xii) Nawab Rafiuddin Khan son of Late Nawab Khair Nawaz Jung, (xiii) Nawab Masood Ali Khan son of Late Nawab Khair Nawaz Jung, (xiv) Nawab Mahmood Jung son of Late Nawab Khair Nawaz Jung, (xv) Nawab Behbood Ali Khan son of Late Nawab Khair Nawaz Jung and (xvi) Friends and Company, represented by B Shanker Lal , with respect to conveyance of land in (i) Survey No. 74 and (ii) Survey No. 76, combinedly measuring 30,021.10 square yards, situated at Fatehnagar Village, in favour APEEC, Sanatnagar. The said Deed of Sale was registered as Document No. 1004 of 1965 in the office of Sub Registrar, Khairatabad. |
| 2. | Deed of Sale dated April 15, 1965, executed by (i) M Srihari son of Narsaiah, (ii) Nawab Fareed Nawaz Jung son of Sultan-ul-Mulk, (iii) Nawab Nazeer Nawa Jung son of Md Sultan-ul-Mulk, (iv) Nawab Mohammed Miftahuddin Khan son of Late Nawab M Abdul Fateh Khan, (v) Mohammed Sirajuddin Khan son of Late Nawab M Abdul Fateh Khan, (vi) Abidunnisa Begum daughter of Nawab M Abdul Fateh Khan, (vii) Fazalunisa Begum daughter of Nawab M Abdul Fateh Khan, (viii) Kareemunnisa Begum daughter of Nawab M Abdul Fateh Khan, (ix) Basheerunnisa Begum daughter of Late Nawab Khair Nawaz Jung, (x) Nawab Eqtedaruddin Khan son of Nawab Khair Nawaz Jung, (xi) Nawab Hamiduddin Khan son of Late Nawab Khair Nawaz Jung, (xii) Nawab Rafiuddin Khan son of Late Nawab Khair Nawaz Jung, (xiii) Nawab Masood Ali Khan son of Late Nawab Khair Nawaz Jung, (xiv) Nawab Mahmood Jung son of Late Nawab Khair Nawaz Jung, (xv) Nawab Behbood Ali Khan son of Late Nawab Khair Nawaz Jung and (xvi) Friends and Company, represented by B Shanker Lal , with respect to conveyance of land in Survey No. 76 measuring 30,181.10 square yards, situated at Fatehnagar Village, in favour of APEEC, Sanatnagar. The said Deed of Sale was registered as Document No. 1005 of 1965 in the office of Sub Registrar, Khairatabad. |
| 3. | Sale Deed dated April 15, 1965, executed by (i) M Srihari son of Narsaiah, (ii) Nawab Fareed Nawaz Jung son of Sultan-ul-Mulk, (iii) Nawab Nazeer Nawa Jung son of Md Sultan-ul-Mulk, (iv) Nawab Mohammed Miftahuddin Khan son of Late Nawab M Abdul Fateh Khan, (v) Mohammed Sirajuddin Khan son of Late Nawab M Abdul Fateh Khan, (vi) Abidunnisa Begum daughter of |

| # | Description of Document Provided |
|---|---|
| | Nawab M Abdul Fateh Khan, (vii) Fazalunisa Begum daughter of Nawab M Abdul Fateh Khan, (viii) Kareemunnisa Begum daughter of Nawab M Abdul Fateh Khan, (ix) Basheerunnisa Begum daughter of Late Nawab Khair Nawaz Jung, (x) Nawab Eqtedaruddin Khan son of Nawab Khair Nawaz Jung, (xi) Nawab Hamiduddin Khan son of Late Nawab Khair Nawaz Jung, (xii) Nawab Rafiuddin Khan son of Late Nawab Khair Nawaz Jung, (xiii) Nawab Masood Ali Khan son of Late Nawab Khair Nawaz Jung, (xiv) Nawab Mahmood Jung son of Late Nawab Khair Nawaz Jung, (xv) Nawab Behbood Ali Khan son of Late Nawab Khair Nawaz Jung and (xvi) Friends and Company, represented by B Shanker Lal, with respect to conveyance of land in Survey No. 74 measuring 28,563.88 square yards, situated at Fatehnagar Village, in favour of APEEC, Sanatnagar. The Sale Deed was registered as Document No. 1006 of 1965 in the office of Sub Registrar, Khairatabad. |
| 4. | Deed of Sale dated April 15, 1965, executed by (i) M Srihari son of Narsaiah, (ii) Nawab Fareed Nawaz Jung son of Sultan-ul-Mulk, (iii) Nawab Nazeer Nawa Jung son of Md Sultan-ul-Mulk, (iv) Nawab Mohammed Miftahuddin Khan son of Late Nawab M Abdul Fateh Khan, (v) Mohammed Sirajuddin Khan son of Late Nawab M Abdul Fateh Khan, (vi) Abidunnisa Begum daughter of Nawab M Abdul Fateh Khan, (vii) Fazalunisa Begum daughter of Nawab M Abdul Fateh Khan, (viii) Kareemunnisa Begum daughter of Nawab M Abdul Fateh Khan, (ix) Basheerunnisa Begum daughter of Late Nawab Khair Nawaz Jung, (x) Nawab Eqtedaruddin Khan son of Nawab Khair Nawaz Jung, (xi) Nawab Hamiduddin Khan son of Late Nawab Khair Nawaz Jung, (xii) Nawab Rafiuddin Khan son of Late Nawab Khair Nawaz Jung, (xiii) Nawab Masood Ali Khan son of Late Nawab Khair Nawaz Jung, (xiv) Nawab Mahmood Jung son of Late Nawab Khair Nawaz Jung, (xv) Nawab Behbood Ali Khan son of Late Nawab Khair Nawaz Jung and (xvi) Friends and Company, represented by B Shanker Lal, with respect to conveyance of land in Survey No. 74 measuring 24,340.53 square yards, situated at Fatehnagar Village, in favour of APEEC, Sanatnagar. The Deed of Sale was registered as Document No. 1007 of 1965 in the office of Sub Registrar, Khairatabad. |
| 5. | Agreement to Sale dated July 30, 2019, executed by ECE Industries Limited in favor of M/s. Advait Enterprises in respect of land admeasuring 22,990 square yards (including 1,133 square yards earmarked for road) in Survey No. 76. |
| 6. | Sale Deed dated July 19, 2025, executed by ECE Industries Limited (Formerly known as Electric Construction and Equipment Company Limited and owner of Andhra Pradesh Electrical Equipment Corporation) in favour of M/s. Advait Enterprises in respect of land admeasuring Acres 4.75 Guntas equivalent to 22,990 square yards (including 1,133 square yards, more or less, earmarked for road expansion by HMDA), in Survey No. 76/P. The said Sale Deed was registered as Document No. 2787 of 2025 in the office of the Sub Registrar, Balanagar. |
| 7. | DAGPA dated July 26, 2025, executed by Advait Enterprises in favour of Brigade Enterprises Limited in respect of land admeasuring Acres 4.75 Guntas equivalent to 22,990 square yards (including 1,133 square yards, more or less, earmarked for road |

| # | Description of Document Provided |
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| | expansion by HMDA), in Survey No. 76/P. The said DAGPA was registered as Document No. 2849 of 2025 in the office of Sub Registrar, Balanagar. |
| 8. | Khasra Pahani for the year 1954-1955 with respect to land in Survey No. 74 and 76, issued by Deputy Tahsildar, Balanagar Mandal. |
| 9. | Pahani Patrikas for the years 1973-1974, 1995-1996, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2005-2006, 2006-2007, 2008-2009, 2018-2019, 2019-2020 with respect to land in Survey No. 74, for the years 1973-1974, 1995-1996, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2005-2006, 2006-2007, 2008-2009, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020 with respect to lands in Survey No. 76/A, for the years 1973-1974, 1995-1996, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002 2003, 2003-2004, 2005-2006, 2006-2007, 2008-2009, 2018-2019 with respect to land in Survey No. 76/AA, situated at Fatehnagar Village, issued by Deputy Tahsildar, Balanagar. |
| 10. | Memo dated June 13, 2017, bearing Proceedings No. B/Spl/2017, issued by Deputy Tahsildar, Balanagar, to Kishore Kumar with respect to non-issuance of certified copies of Pahani Patrikas for the years 1955-1956 to 1972-1973 and 1975-1976 to 1994-1995 for Survey Nos. 74, 75 and 76 of Fatehnagar Village. |
| 11. | Memo dated May 20, 2018, bearing Re No. K3/869/2018, issued by Inspector of Survey, Medchal Malkajgiri District, to ECE Industries Limited with respect to non-issuance of certified copies of Sethwar for Survey Nos. 74, 75 and 76 of Fatehnagar Village. |
| 12. | Memo dated May 20, 2018, bearing Re No. K3/870/2018, issued by Inspector of Survey, Medchal Malkajgiri District, to ECE Industries Limited with respect to non-issuance of certified copies of Wasool Baqui for Survey Nos. 74, 75 and 76 off Fatehnagar Village. |
| 13. | Memo dated May 28, 2018, bearing Proceedings No. B/Spl/2018, issued by Deputy Tahsildar, Balanagar, to ECE Industries Limited with respect to non-issuance of P.T. Register, certified copies of Sethwar, Wasool Baqui and Sesala Pahanis for Survey Nos. 74, 75 and 76 of Fatehnagar Village. |
| 14. | Letter dated May 26, 2018, issued by ECE Industries Limited to Mandal Revenue Officer, with respect to request for issuance of (i) Sethwar, (ii) Wasool Baqui and Sesala Pahani for lands in Survey Nos. 74, 75 and 76 of Fatehnagar Village. |
| 15. | Pattadar Passbook No. T06030040002, bearing Khata No. 60083, issued to ECE Industries Limited. |
| 16. | ROR 1-B Record, dated July 11, 2025 of ECE Industries Limited. |
| 17. | Faisal Patti issued by Tahsildar, Balanagar. |
| 18. | Proceedings of the Tahsildar and Joint Sub Registrar, Balanagar, vide Proceedings No. 2500459968, dated July 19, 2025, in favour of ECE Industries Limited for conversion of land from agriculture to non-agriculture purpose. |

| # | Description of Document Provided |
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| 19. | GHMC Property Tax Receipt in respect of PTIN No. 1100800436. |
| 20. | Survey Plan of showing the APEEC area at Fatehnagar Village, Balanagar Mandal, Ranga Reddy District. |
| 21. | Site Plan of Survey Nos. 78 & 79. |
| 22. | Survey Map dated October 17, 2013, bearing No. K3/3565/13, issued by Inspector, Survey and Land Records, Ranga Reddy District. |
| 23. | G.O.Ms. No. 1729 dated November 27, 1982, passed by Revenue (UC III) Department, Andhra Pradesh, with respect to exemption of lands in Survey Nos. 74, 75, 76, 78 and 79 of Fatehnagar Village from the applicability of provisions in Chapter III of Urban Land Ceiling and Regulation Act, 1976. |
| 24. | Draft Notification No. 52, dated February 9, 2015, published in the Telangana Gazette proposing to designate the land in Survey Nos. 74/P, 76/P, 78 and 79 of Fatehnagar Village, Erragadda, Hyderabad District, to an extent of Acres 12-30 Guntas to Commercial (Under 'C' Category)/ Residential Use Zone (Commercial 12458.21 Sq. Mts., Residential 37,374.02 Sq. Mts.). |
| 25. | G.O.Ms. No. 50, dated February 19, 2016, issued by the MAUD, Government of Telangana for Change of Land Use in respect of Survey No. 78 and 79 of Fatehnagar Village. |
| 26. | Order dated March 20, 2007, bearing Proceedings No. G1/10571/76, passed by Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad, with respect to eligibility of APEEC Limited to retain 1000 square yards out of the surplus balance of 46,538.43 square yards, combinedly in Survey Nos. 74/P, 75/P and 76/P, situated at Fatehnagar Village. |
| 27. | Declaration dated October 03, 2007, bearing Notice No. G1/10571/76, with respect to vesting of property in the State government for the land in Survey Nos. 74/P, 75/P and 76/P, combinedly measuring 46538.43 square yards, situated at Fatehnagar Village. |
| 28. | Letter dated January 05, 2022, bearing Letter No. 051498/LU/P5/HMDA/05012022, issued by Hyderabad Metropolitan Development Authority to R Mohan Reddy, ECE Industries Limited, with respect to land use information pertaining to land in Door No. 8-4-330/34, situated at Fatehnagar Village. |
| 29. | Letter dated November 13, 2025, bearing Lr. No. K3/1595/2025, issued by the Office of the Assistant Director, Survey and Land Records, Medchal-Malkajgiri District, under RTI Act. |
| 30. | Encumbrance Certificate dated July 30, 2025, vide Statement No. 200275072, issued by the Sub-Registrar, Balanagar. |
| 31. | Common Order dated January 03, 2022, passed by High Court in WP Nos. 11293 of 2009 and 23477 of 2010. |
| 32. | Order dated April 24, 2022, passed by High Court in WP No. 19155 of 2022. |
| 33. | Common Order dated February 14, 2023, passed by High Court in WA Nos. 665 and 670 of 2022. |
| 34. | Common Order dated February 27, 2025, passed by Supreme Court of India in CA No. 4526-4527 of 2024. |

| # | Description of Document Provided |
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| 35. | Order dated July 22, 2025, in Contempt Petition (Civil) No. 27561 of 2025 in Civil Appeal Nos. 4526 – 4527 of 2024. |
| 36. | Review Petition No. R.P. (C) No. 001192 – 001193/2025 filed before the Supreme Court of India. |
| 37. | Memo addressed by the Chief Secretary & Special Chief Secretary to Government of Telangana, to the Collector, Medchal-Malkajgiri District vide No. 51678/ULC(1)/2007, dated October 1, 2022. |
| 38. | Dispense Petition dated October 11, 2022, in C.C. No. 847 of 2022 in W.P. No. 19155 of 2022, in the High Court for the State of Telangana. |
| 39. | Pleadings, I.A.'s and Decree in OS No. 10 of 1962, in the Court of the Second Additional Chief Judge, City Civil Court, Hyderabad. |
| 40. | Endorsement No. D1/1175/2022, dated July 8, 2022, addressed by the Office of the Collector & District Magistrate, Medchal-Malkajgiri District to ECE Industries Ltd. |

*[Intentionally left blank]*

## ANNEXURE 5 | SCOPE OF WORK & LIMITATIONS

**1. Scope of Work**

1.1. The scope of our work as per the letter of engagement dated August 05, 2025, is to undertake a due diligence exercise on the title to the Property, based on the documents and information provided to us with the view to identify the ownership of the Property and any material issues that may impact title to the Property.

1.2. Our scope includes:

(a) perusal of title deeds and documents and the revenue records such as Pahanis, Khata, patta with respect to the Property for the past 30 years and issuance of additional list of title and other revenue documents required for undertaking detailed due diligence on the title to the properties;
(b) review of encumbrance certificates provided for a period of 30 years;
(c) comparing the information/documents provided by the Client against information/documents available online, to the extent available;
(d) reviewing the applicability of property laws, including agricultural and urban land ceiling regulations;
(e) carrying out a search of the Index of Charges on the MCA Portal / the ROC to identify any charges created on the properties;
(f) online litigation search (to the extent feasible) with jurisdictional courts based on the names of the owner(s)/developers(s);
(g) identifying whether it comes under any prohibited lands;
(h) review of the building / construction permission and environmental clearances obtained; and
(i) inspection of title deeds and other incidental revenue documents and verifying that there are no missing documents in the title chain.

**2. Caveats**

2.1 We have limited this Report to matters of a legal nature. We have not conducted any due diligence in relation to financial, commercial, environmental, taxation (both, direct and indirect taxes), accounting, audit, business, technical or operational (including physical asset verification). The Report does not opine on the implication of business issues owing to commercial transactions.

2.2 We have only examined issues pertaining to the ownership / title of the Property on basis of the documents and information provided to us and have not examined issues pertaining to (a) business, regulatory, statutory approvals (including obtaining of consent for establishment / operation under the applicable environmental regulations), (b) development of the Property, and (c) other matters that do not directly affect the ownership / title of the Property.

2.3 While performing the review, we have assumed the (a) genuineness of all signatures, (b) accuracy and correctness of all information provided to us and representations made to us, including the facts that are mentioned in executed copies of documents and government records, (c) authenticity of copies of all documents submitted to us as originals, (d) conformity of the copies and extracts submitted to us with the originals thereof, (e) conformity of all translated copies with originals thereof; and (f) compliance with all applicable laws and legal requirements by all parties concerned with the Property.

2.4 A few of the entries made in the revenue records such as the names of certain Pattadars/ occupants, are not legible and hence we have recorded such entries in this Report, to the extent legible to us. Further, we have not examined the individual extents of land parcels transferred / conveyed in each survey number by the predecessors in title, as the sale deeds provided to us for our review do not record the same.

2.5 Other than as expressly indicated in this Report, we have relied on the entries made in the revenue records pertaining to the Property and have assumed that the entries made therein including the extent of the land and names of the owners, Pattadars, tenants / occupants mentioned therein are accurate and have not been challenged / questioned.

It may be noted that while the entries made in the revenue records do not create any right in a property in favour of any person, where none existed in the first place, such entries raise a presumption that such rights exist till the contrary is proved (*as has been held in various judicial pronouncements*).

2.6 We note that the survey numbers of land comprising the Property have been subdivided into sub-survey numbers. We have not been provided with any document evidencing the basis for such sub-division of the survey numbers of land comprising the Property. We have assumed such sub-division of the survey numbers of land comprising the Property has been carried out validly and have considered the survey numbers and their sub-divisions as per the entries made in the revenue records provided to us in respect of the Property.

2.7 Where a portion of the Property forms part of a survey number, we have not been provided with / examined every title document pertaining to the relevant portion of the survey number that does not form part of the Property and are therefore unable to ascertain if there has been any excess alienation by any of the previous owners of any portion of the Property.

2.8 We have relied upon the provisions of relevant statutes and applicable judicial pronouncements in force as on date, for preparing this Report. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report.

2.9 We assume that there are no outstanding or dues (*including any tax / cess dues*) payable by the previous / present owners of the Property to any government or statutory authority or local body and that the Property is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under the applicable laws. It may be noted that any due on account of any tax, cess, or revenue payable to government or statutory authority or to the local body could result in a charge over the Property for the purpose of recovery thereof.

2.10 We have not (a) carried out any investigations into the affairs, property, assets, liabilities, or business of the owner(s)/developers(s)or made enquiries with any external source, regulatory authorities, governmental authorities, public registers or courts and other judicial forums; (b) examined any documents provided to us that are in vernacular without the corresponding English translation; (c) examined the value or conducted physical verification of, or title searches on, the assets of the owner(s)/developers(s) (as such, valuation or physical verification is not part of our scope of work); and (d) undertaken or conducted any architectural diligence on the immovable properties of the owner(s)/developers(s)to ascertain whether they have been constructed as per requisite building permissions and zoning requirements.

2.11 Our observations in this Report are limited to issues and risks arising from a legal perspective in relation to the title to the Property, as analysed by us from the information and documents furnished to us. We have not conducted an independent verification of such information or documents other than as expressly indicated in the relevant parts of this Report. The independent verification conducted by us in respect of this Property is only to the extent and for the period(s) specifically stated in this Report.

2.12 We have not examined the genealogical tree / legal heirs / family member's certificate of the original owners from whom the flow of title of the Property emanated. In the absence thereof and in the absence of information relating to the family members of the original owner and their relationship with the original owner, it is not possible to conclusively opine on the share of each of the original owners in the Property. It may however be noted that the claim, if any by or on behalf any legal heirs / family members would be subject to the limitation period prescribed under the Limitation Act, 1963.

2.13 This Report is restricted to issues that may arise under the laws of India and not laws of any other jurisdiction.

2.14 The Report is subject to the terms and conditions specified in our letter of engagement dated August 05, 2025.

## 3. Liability

Our aggregate liability for a claim by Client, its promoters or any third party with whom this Report may be shared pursuant to an appropriate reliance letter, arising out of or in connection with this Report, shall not exceed the amount of the fees paid to us for undertaking this due diligence exercise on the Property.

## 4. Cut-off Date

The contents of the Report reflect the position made known to us as of October 11, 2025, ("**Cut-Off Date**"). This Report does not incorporate the findings or effects, if any, of events and circumstances which may have occurred subsequent to the Cut-Off Date or basis any information that has been provided to us after the Cut-Off Date.