

OWN PROPERTY - INDEPENDENT PROPERTY DUE DILIGENCE REPORT

REPORT REF: OP-AUD-P024000020

OFFICIAL GOVERNMENT RECORD SUMMARY (EXECUTIVE PREVIEW PAGE 1 OF 2)

STATE JURISDICTION: TELANGANA

Compiled directly from government filings lodged under Section 4 & 11 of RERA Act, 2016

DATE EXTRACTED: 04 Oct 2026

1. OFFICIAL PROJECT & BUILDER REGISTRATION PROFILE

|                             |                                                             |
|-----------------------------|-------------------------------------------------------------|
| Registered Project Name     | ASBL Bachupally Vihar                                       |
| RERA Registration Number    | P02400002024/10583                                          |
| Promoter / Developer Entity | ASBL Medchal-Malkajgiri Spaces LLP                          |
| Government Authority        | Telangana Real Estate Regulatory Authority (Telangana RERA) |
| Project Location & District | Bachupally, Medchal-Malkajgiri, Telangana                   |
| Declared Land Ownership     | Freehold / Registered Title on Government Record            |

2. FINANCIAL AUDIT & 70% GOVERNMENT ESCROW ACCOUNT ON FILE

|                                      |                                 |
|--------------------------------------|---------------------------------|
| Declared Land Cost Consideration     | Rs. 5.04 Crore (Rs. 504 Lakh)   |
| Declared Development / Building Cost | Rs. 32.96 Crore (Rs. 3296 Lakh) |
| Total Certified Project Outlay       | Rs. 38.00 Crore                 |
| 70% Designated Escrow Bank           | Axis Bank Ltd.                  |
| RERA Escrow Account Number           | 5030440235                      |
| Bank Branch IFSC Code                | UTIB0001680                     |

3. TIMELINE AUDIT & OFFICIAL COMPLETION DEADLINE

|                                      |                                            |
|--------------------------------------|--------------------------------------------|
| Declared Construction Start Date     | 15-01-2021                                 |
| RERA Registered Handover Deadline    | 30-10-2023                                 |
| Physical Progress Verified on Record | 100% of Civil & Structural Works Completed |
| Current Official Status              | Work Going On / Under Construction         |

4. OFFICIAL PERMITS & SANCTIONS CHECKLIST

|                                     |                                                          |
|-------------------------------------|----------------------------------------------------------|
| Planning Permit & Sanctioned Map    | Obtained & Approved by Competent Planning Authority      |
| Commencement Certificate (CC)       | Active / In Effect for Approved Building Footprint       |
| CA Financial Certification (Form 3) | Lodged & Cross-Checked against Escrow Withdrawals        |
| Engineer Progress Report (Form 2)   | Quarterly Structural Certification Filed with Government |
| Standard Sale Agreement Draft       | Form G Draft lodged under Section 13 of RERA Act         |

\* CRITICAL HOMEBUYER DUE-DILIGENCE RULES BEFORE PAYING ADVANCE:

1. PAYMENTS ONLY TO ESCROW: Pay 100% of booking cheques strictly in favor of "5030440235" (Axis Bank Ltd.). Never deposit into personal accounts of brokers or promoters.
2. ZERO HANDOVER WAIVER: Confirm that your registered Agreement for Sale retains the official completion date of 30-10-2023 with mandatory interest penalties under Rule 18 if delayed.
3. OFFICIAL STATE PORTAL: To download the signed original Form C issued by Telangana RERA, consult the state portal directly.

OWN PROPERTY INDEPENDENT RESEARCH & PROPERTY INTELLIGENCE

This report is compiled from official government filings lodged under the Real Estate (Regulation and Development) Act 2016.

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1. SWORN CONTRADICTION RADAR (3 FLAGS IDENTIFIED - PARTIALLY REDACTED)

DISCREPANCY #1: ADVERTISED POSSESSION VS REGISTERED STATUTORY DEADLINE

HIGH RISK

Promoter marketing collateral claims completion by **LOCKED - RS. 499**, while legal filing stipulates 30-10-2023.  
Unadvertised gap of **LOCKED - RS. 499** months detected. Section 18 penalty triggers automatically upon breach.

DISCREPANCY #2: CA FORM 3 ESCROW WITHDRAWAL VS CERTIFIED PHYSICAL PROGRESS

CRITICAL

Physical civil work certified at 100%, but escrow withdrawal ratio filed with bank stands at **LOCKED - RS. 499**  
Statutory drawdown limit under Section 4(2)(I)(D): **LOCKED - RS. 499**. Discrepancy analysis detailed in full dossier.

DISCREPANCY #3: ENCUMBRANCE & PROJECT LENDER STATUTORY CHARGE ON LAND

MEDIUM RISK

Active mortgage registered on title parcel with Sub-Registrar / CERSAI in favor of **LOCKED - RS. 499**  
Registered loan consideration: **LOCKED - RS. 499**. Buyer mandatory Bank NOC condition: **LOCKED - RS. 499**

2. SECTION 18 MANDATORY DELAY COMPENSATION ESTIMATE (LEGAL FORMULA)

Statutory Formula:  $\text{Monthly Interest} = [\text{Total Consideration Paid}] \times (\text{State Bank of India MCLR} + 2.0\%) / 12$

For standard unit in this project, statutory monthly payout due to buyer: **Rs. XX,XXX / mo** (Redacted in Teaser)  
Advocate-drafted formal Section 18 Demand Notice & Evidence Ledger provided on Page 6 of Full Dossier.

OWN PROPERTY FULL FORENSIC REPORT

UNLOCK THE COMPLETE 8-PAGE UNREDACTED FORENSIC DOSSIER

Instant 1-Year Access Zero Marketing Fluff Section-by-Section Evidence Reconciliation

- \* Unredacted Contradiction Radar with document page citations
  - \* CA Form 3 Escrow Ledger & Discrepancy Reconciliation
  - \* Clause-by-Clause Agreement for Sale Red-Flag Audit
- \* Complete Developer Litigation & Sanction History in State
  - \* 12 Mandatory Questions to force written promoter responses
  - \* Section 18 Advocate Notice Format with Exact Payout Claims

INVESTMENT: RS. 499 ALL-INCLUSIVE | INSTANT UNLOCK AT: <https://ownproperty.in/projects/P02400002024%2F10583>

OWN PROPERTY INDEPENDENT RESEARCH & PROPERTY INTELLIGENCE

This executive teaser synthesizes verified public filings. The complete forensic dossier contains full legal citations.  
PAGE 2 OF 2 (EXECUTIVE TEASER) TO UNLOCK COMPLETE UNREDACTED AUDIT VISIT [OWNPROPERTY.IN](https://ownproperty.in)