

compelled to rely on officials.

Additionally, improperly executed, unregistered or insufficiently stamped conveyance instruments in a property's chain of title, unregistered encumbrances in favor of third parties, rights of adverse possessors, ownership claims of family members of prior owners or third parties, or other defects that a purchaser may not be aware of can affect title to a property. Secondly, any deed if registered is a public document and is easily accessible from the sub registrar by any third party to mutilate the title of the property.

The Government set up the Central Registry of Securitization Asset Reconstruction and Security Interest of India ("CERSAI") under SARFAESI in April 2011 to have a central database of all mortgages created by lending institutions; all banks and HFCs which fall under the range of SARFAESI are required to register with CERSAI and submit the data in respect of all properties mortgaged in their favor. However, the avoidance of duplicated application by cross-checking on CERSAI is subject to the accuracy of descriptions of property submitted by borrowers and highlighted in the deeds of sale. In all cases, we verify online CERSAI data before disbursement.

As a result, potential disputes or claims over title to our mortgaged properties may arise. However, an adverse decision from a court or the absence of an agreement with such third parties may result in additional costs and delays in the realization of the loan amount. Also, such disputes, whether resolved in our favor or not, may divert management's attention, harm our reputation, and otherwise disrupt or adversely affect our business, financial condition and results of operations.

18. *Our Promoter will continue to exert substantial voting control over our Company after completion of the Offer, which may limit your ability to influence the outcome of matters submitted for approval of our shareholders.*

As of the date of this Red Herring Prospectus, our Promoter holds 98.72% and [●]% of our pre-Offer and post-Offer Equity Share capital, respectively. This concentration of ownership could limit your ability to influence corporate matters requiring shareholders' approval. Our Promoter will have the ability to significantly influence matters requiring shareholders' approval, including the ability to appoint Directors on our Board and the right to approve significant actions at Board and at shareholders' meetings, including the issuance of Equity Shares and dividend payments, business plans, mergers and acquisitions, any consolidation or joint venture arrangements, any amendment to our Memorandum of Association and Articles of Association. In addition, if our shareholders do not act together, such matters requiring shareholders' approval may be delayed or may not occur at all, which could adversely affect our business. Moreover, these shareholders are not obligated to provide any business opportunities to us. If such other shareholders invest in another company in competition with us, we may lose the support provided to us by them, which could adversely affect our business, results of operations, financial condition and cash flows. We cannot assure you that our existing shareholders will not have conflicts of interest with other shareholders or with our Company. Any such conflict may adversely affect our ability to execute our business strategy or to operate our business. Further, the trading price of our Equity Shares could be adversely affected if potential new investors are disinclined to invest in us because they perceive disadvantages to a large shareholding being concentrated in our Promoter. For details of our Equity Shares held by our Promoter, see "Capital Structure" on page 74. For details of interests of our Promoters in our Company, see "Our Promoter and Promoter Group" on page 212.

19. *Our secretarial records for certain past allotments and changes in relation to our Registered Office are not traceable. We cannot assure you that legal proceedings or regulatory actions will not be initiated against our Company in future in relation to such untraceable records.*

The secretarial records for certain allotments of Equity Shares made by our Company prior to the Scheme of Amalgamation and changes in relation to our Registered Office could not be traced as the relevant information was not available in the records maintained by our Company, at the MCA Portal maintained by the Ministry of Corporate Affairs and the RoC, despite conducting internal searches and engaging an independent practicing company secretary to conduct the search. The allotments include allotments of 2,899,830 Equity Shares on March 25, 1991, 100,000 Equity Shares in Financial Year 1992, 1,500,000 Equity Shares in Financial Year 1995, and 2,580,705 Equity Shares on April 30, 2001, and the change in the registered office includes change from 72, St. Mark's Road, Bengaluru 560 001, Karnataka to S-401, Brigade Plaza, Ananda Rao Circle, S.C. Road, Bengaluru 560 009, Karnataka.

While certain information in relation to (i) the allotments has been disclosed under "Capital Structure" beginning on page 74, and (ii) the registered office has been disclosed in the section "History and Certain Corporate Matters" beginning on page 190, based upon the details provided in the search report dated January 30, 2024 prepared by Roy Jacob & Co, independent practicing company secretary, and certified by their certificate dated January 30, 2024, we may not be able to furnish any further information, other than what is already disclosed in "Capital Structure" and "History and Certain Corporate Matters".

While no legal proceedings or regulatory action has been initiated against our Company in relation to untraceable secretarial and other corporate records and documents as of the date of this Red Herring Prospectus, we cannot assure you that such legal proceedings or regulatory actions will not be initiated against our Company in future.