

^{Ate} ভট্তেই≅ 3নিয় সুইং PANDHRA PRADESHetion: 100 02AA 997372

Purchased By : V.SRINIVAS, S/O V.SHANKARAIAH, HYD.

FOR Whom:: SMT.N.SUGUNA; W/O DR.N.JANARDHAN REDDY; MAHASOOBNAGAR; Sub Régistran
EX.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

SALE DEED

This Sale Deed is made and executed on this the 22nd day of July '2004 at Hyderabad, Andhra Pradesh by: -

- 1. Smt. J. LAVANYA (alias Smt. J. MADHAVI), W/o. Sri J. Venkat Rao, aged about 29 years, Occupation: Housewife, R/o Kudikilla Village, Kollapur Taluq and Mandal, Mahaboobnagar District, Andhra Pradesh.
- 2. Smt. J. SRIDEVI, W/o. Sri. J. Jagapathi Rao, aged about 34 years, Occupation: Housewife, R/o 6-3-886, Flat No.407, My Home Hill View Apartments, Rajbhavan Road, Somajiguda, Hyderabad, Andhra Pradesh.
- **3. Sri. R. RAJESWAR RAO**, S/o. Sri. R. Pandu Ranga Rao, aged about 46 years, Occupation: Business, R/o 6-3-886, Flat No.407, My Home Hill View Apartments, Rajbhavan Road, Somajiguda, Hyderabad, Andhra Pradesh.
- 4. M/s RANJITH INDUSTRIES PVT. LTD., a Company incorporated under the Companies Act, 1956 with its Registered Office at 6-3-1102, Flat No.406, Manjari Apartments, Rajbhavan Road, Somajiguda, Hyderabad,

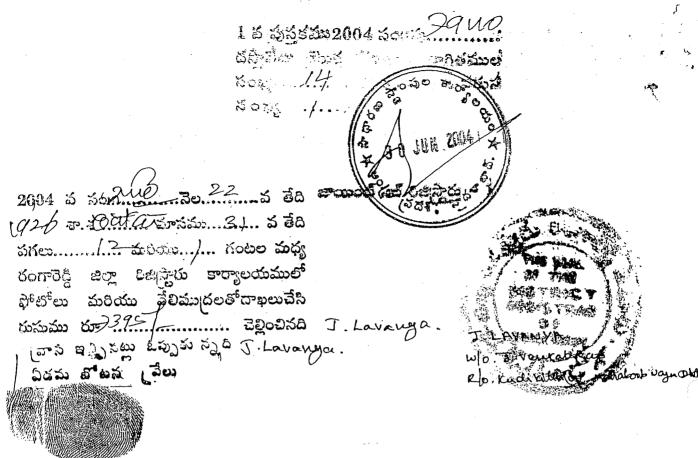
1 2. J. Srideri

For RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

Mas

J. Lavanya.



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J. SRIDEVI W/o.J. Zagapathi Ras Plo. 407, Hillvier Ast, Ray Bhavon Rod Somajijula, HXd.

R. Kajiston Rao Slo. R. Paudukagastoo No. 407, Hillvier FABTS, Rajoshavan Road Somojijude, HXQ.

Dr. J. Ramerum Raw Sla J. ventat Ran Dfo. 406, Manjori ARD, Ray Shavan Ra Somajiques Hyd.

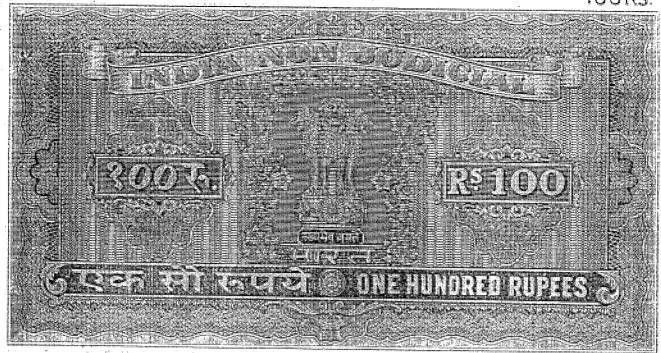
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late : अदि विकि आंध्र अदेश ANDHRA PRADESHELLON : 100 02AA 997373

Purchased By : V.SRINIVAS, S/O V.SHANKARAIAH, HYD.

For Whom : SMT.N.SUGUNA, W/O DR.N.JANARDHAN REDDY, MAHABOOBNAGAR, Sub Registrar Ex-Officio Stamp Vendor G.S.O., C&IG Office, Hyd

Andhra Pradesh – 500 482, represented by its Promoter Director, Dr. J. Rameshwar Rao, S/o Sri J. Venkat Rao, aged about 48 years, Occupation: Business, R/o 6-3-1102, Flat No.406, Manjari Apartments, Rajbhavan Road, Somajiguda, Hyderabad, Andhra Pradesh.

[Hereinafter to be called as "VENDORS" the said term shall wherever the context so admits mean and include their heirs, executors, successors, legal representatives, and assignees etc., of the FIRST PART]

IN FAVOUR OF

Smt.N.SUGUNA W/o.Dr.N.JANARDHAN REDDY aged about 48 Years, Occupation: Housewife, R/o.Nagarkurnool, Mahaboobnagar Dist.

[Hereinafter to be called as "VENDEE" the said term shall wherever the context so admits mean and include his/her/their/it's executors, successors, legal representatives, and assignees etc., of the SECOND PART]

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1. J. Lavanya.

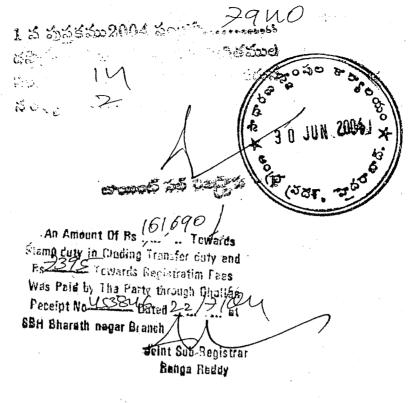
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For RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

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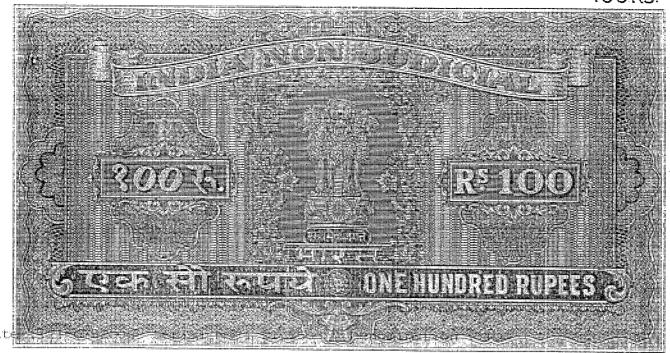
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02<u>A</u>A 997374

Sub Redistrar Ex.Officio Stamp Vendor G.S.O., C&IG Office, Hyd

FOR Whom:
SMT.N.SUGUNA,
W/O DR.N.JANARDHAN REDDY,
MAHABOOBNAGAR.

WHEREAS the Vendor Nos.1 to 4 are the absolute owners and possessors of their respective extents of land out of the schedule Agricultural dry land totally admeasuring Ac 2 – 11 guntas in Sy.No.311 (part), situated at Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh having acquired and purchased the same by the Vendors as follows: -

WHEREAS the Vendor No.1 is the absolute owner and possessor of the Agricultural dry land admeasuring 0 – 22 guntas in Sy.No.311 (part), situated at Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh having acquired and purchased the same from Sri Mallikarjun through a Sale Deed dated 15-06-1995 bearing registered document No.7194 of 1995 in Book-I, Volume 3077, Pages 229 to 262 with Joint Sub-Registrar-I of the O/o the District Registrar, Ranga Reddy and the name of the Vendor No.1 was mutated in the Revenue Records as pattadar, owner and possessor as per the Proceedings bearing No.B/2066/2000 dated 17-02-2001 issued by the Mandal Revenue Officer, Serilingampally Mandal, Ranga Reddy District and the MRO also issued Pattadar Pass Book bearing No.193114 and Land Ownership Title Deed Book bearing No.233879 with Patta No.138 in favour of Vendor No.1.

WHEREAS the Vendor No.2 is the absolute owner and possessor of the Agricultural dry land admeasuring 0-23 guntas in Sy.No.311 (part), situated at Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, Andhra

2. J. Srideri

FOR RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

Mess.

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02AA 997375

V.SRINIVAS, VES S/O V.SHANKARAIAH HYD.

Sub Registrar Ex.Officio Stamp Vendor GLS.O., C&IG Office, Hyd

Pradesh having acquired and purchased the same from Sri Mallikarjun through a Sale Deed dated 15-06-1995 bearing registered document No.7189 of 1995 in Book-I, Volume 3077, Pages 59 to 92 with Joint Sub-Registrar-I of the O/o the District Registrar, Ranga Reddy and the name of the Vendor No.2 was mutated in the Revenue Records as pattadar, owner and possessor as per the Proceedings bearing No.B/2065/2000 dated 17-02-2001 issued by the Mandal Revenue Officer, Serilingampally Mandal, Ranga Reddy District and the MRO also issued Pattadar Pass Book bearing No.193113 and Land Ownership Title Deed Book bearing No.233888 with Patta No.137 in favour of Vendor No.2.

WHEREAS the Vendor No.3 is the absolute owner and possessor of the Agricultural dry land admeasuring 0 – 23 guntas in Sy.No.311 (part), situated at Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh having acquired and purchased the same from Sri Mallikarjun through a Sale Deed dated 15-06-1995 bearing registered document No.7188 of 1995 in Book-I, Volume 3077, Pages 25 to 58 with Joint Sub-Registrar-I of the O/o the District Registrar, Ranga Reddy and the name of the Vendor No.3 was mutated in the Revenue Records as pattadar, owner and possessor as per the Proceedings bearing No.B/2064/2000 dated 17-02-2001 issued by the Mandal Revenue Officer, Serilingampally Mandal, Ranga Reddy District and the MRO also issued Pattadar Pass Book bearing No.193115 and Land Ownership Title Deed Book bearing No.233880 with Patta No.136 in favour of Vendor No.3.

1. J. Lavanya.

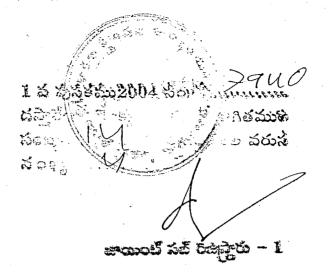
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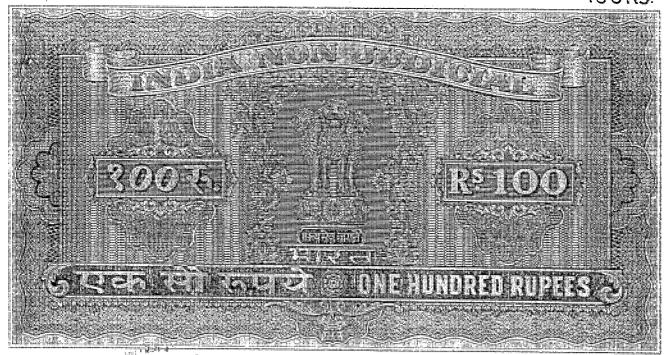
For RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

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02AA 997376

Purchased By V.SRINIVAS, S/O V.SHANKÄRAIAH MYD.

For Whom : SMT, N. SUGUMA, W/O DR.N.JANAROHAN REDDY MAHABOUBNAGAR . -

Sub Regustrar Exc.Officio Stamp Vendor G.S.O., C&IG Office, Hyd

WHEREAS the Vendor No.4 is the absolute owner and possessor of the Agricultural dry land admeasuring 0 - 23 guntas in Sy.No.311 (part), situated at Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh having acquired and purchased the same from Sri Mallikarjun through a Sale Deed dated 15-06-1995 bearing registered document No.7187 of 1995 in Book-I, Volume 3075, Pages 491 to 500 with Joint Sub-Registrar-I of the O/o the District Registrar, Ranga Reddy and the name of the Vendor No.4 was mutated in the Revenue Records as pattadar, owner and possessor as per the Proceedings bearing No.B/2068/2000 dated 17-02-2001 issued by the Mandal Revenue Officer. Serilingampally Mandal, Ranga Reddy District.

WHEREAS the respective extents of land as detailed supra owned and possessed by the respective Vendors are abutting, adjacent and contiguous to each other, thus forming part of a compact block of land admeasuring Ac 2 - 11 guntas in Sy.No.311 (part), situated at situated at Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh.

WHEREAS the Vendors being the absolute owners and possessors of the above Agricultural land totally admeasuring Ac 2 - 11 guntas in Sy.No.311 (part), situated at situated at Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh (morefully described in the schedule hereunder and more

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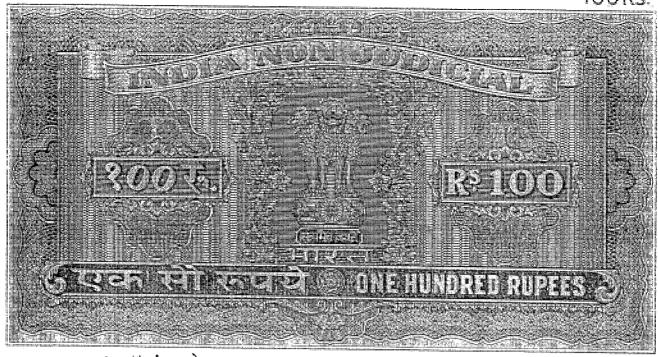
FOR RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

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Purchased By : 1000 V.SRINIVAS, 1000 144 S/O V.SHANKARAIAH; 1000 HYD: 1000

Sub Registrar
Ex.Officio Stamp Vendor
G.S.U., C&IG Office, Hyd

For Whom : SMT.N.SUĞUNA, W W/O DR.N.JANARÇHAN REDÖY MAHABOOBNAĞAR,

clearly delineated in the map enclosed herewith) have offered to sell the same in favour of Vendee herein for a total sale consideration Rs.14,78,750/- (Rupees Fourteen Lakhs Seventy Eight Thousands Seven Hundred and Fifty Only).

WHEREAS in pursuance of the above offer made by the Vendors, the Vendee has agreed to purchase the schedule mentioned property for the said sale consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the said agreement and in consideration of Rs.14,78,750/- (Rupees Fourteen Lakhs Seventy Eight Thousands Seven Hundred and Fifty Only) which is paid by the Vendee to the Vendors as per their respective entitlement in the schedule property in full and final settlement of the sale of schedule property, the receipt of which sum the Vendors hereby accept, admit and acknowledge, the Vendors hereby sell, convey, and assign and transfer the Agricultural dry land totally admeasuring Ac 2 – 11 guntas in Sy.No.311 (part), situated at situated at Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh i.e., schedule property to the Vendee TO HOLD AND TO ENJOY the same together with all other privileges, liberties, easements and appurtenances whatsoever to the said land belonging

1. J. Lavanya

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For RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

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02AA 897378 Sub Regiver ar Ex.Officio Stamp Vendor G.S.O., C&IG Office, Hyd

FOR Whom: ** 555 SMT.N.SUGUNA. W/O DR.N.JANAROMAN REDDY MAHABOOBNAGARS

to or appurtenant thereof or usually held or occupied therewith or reputed to belong or be appurtenant thereof absolutely.

- 2. The Vendors hereby declare that the said land hereby conveyed is free from all kinds of encumbrances, charges and also is free from demands of all kinds of taxes, assessments etc.,
- 3. The Vendors hereby declare that the Vendee shall enjoy the schedule land hereby conveyed peacefully and quietly without any let or hindrance by any of the Vendors or by any other persons claiming under them.
- 4. The Vendors hereby agree and undertake to indemnify and keep indemnified the Vendee if the Vendee suffer the loss of title and possession of the schedule land or any part thereof due to their defect in title, so however that the indemnity should be assessed basing upon the market value of the land as on the date of claim and the successions any raised in future.
- 5. The Vendors declare that there is no person or persons in the schedule property as tenants and it is freehold property.
- 6. The Vendors have this day delivered the vacant and physical possession of the schedule property to the Vendee.

1. J. Lavanya.

7 A. J. Sridevi

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For RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

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02AA 997379

ate : 21-07-2004 Serial No : 21,355

Denomination: 100

Purchased b∯ V.SRINIVAS, S/O V.SHANKÄRÄÍAH, HYD.

Sub Registrar Ex.Officio Stamp Vendor G.S.O., C&IG Office, Hyd

FOR WHOM: :
SMT.N.SUGUNA; ::
W/O DR.N.JANARDHAN REDDY,
MAHABOOBNAGAR;

- 7. The Vendors herein declare that the subject property is not subjected to any private or public litigation.
- 8. The Vendors declare that there are no land acquisition proceedings pending on the land by any Government Authorities, local bodies or Statutory bodies authorized to acquire land compulsorily and if such acquisition proceedings are disclosed in future, the Vendors are liable to indemnify the Vendee with the market value as on the date of handover or in the alternative, the sale consideration with commercial rate of interest of the Bank whichever is higher.
- 9. The Vendors shall expressly agree that they have not alienated schedule property either by way of gift, hypothecation or mortgage or by any transaction to any of the third parties so far.
- 10. The Vendors hereby declare that there are no Mango trees/Coconut trees/Betel Leaf Gardens/Orange Grooves or any such other Gardens, there are no mines or quarries of granite or such other valuable stones, there are no machinery, no fish pounds, etc., in the land now being agreed to sell, that if suppression of facts is noticed at a future date. It will be liable for prosecution as per law.

1. J. Lavanya

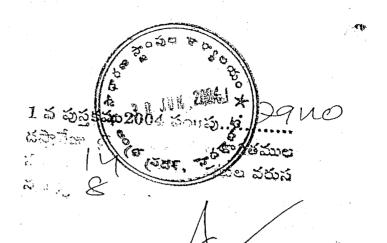
2. T. Srideri

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For RANJITH INDUSTRIES PVT. LTD.

DIRECTOR



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02AA 997380

V.SRINIVAS, S/O V.SHANKARAIAGAN HYD.

FOR Whom: () () SMT.N.SUGUNA, () SMT.N.SUGUNA, () SMARDHAN, REDDY () MAHABOOBNAGAR ()

Sub Registrar Ex.Officio Stamp Vendor G.S.O., C&IG Office, Hyd

- 11. The Vendors hereby assure that the schedule property is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act 9 of 1997 and they are no protected tenants and tenants.
- 12. The Vendors declare that they are not surplus landowners under the Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.

SCHEDULE OF PROPERTY

All that the Agricultural dry land totally admeasuring Ac 2 – 11 guntas in Sy.No.311 (part), situated at situated at Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, Andhra Pradesh is bounded by: -

NORTH:

Survey No.311 (Part)

SOUTH:

Survey No.312 (Part)

EAST:

40 Feet Road Gopanpally to Nallagandla

WEST:

Survey No.311 (Part)

1. J. Lavanya

) L. J. Srideri

FOR RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

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र्द्धहर आंध्र प्रदेश ANDHRA PRADESH S/O V.SHANKARAIAH,

997381 Sub Registrar Ex.Officio Stamp Vendor

G.S.O., C&IG Office, Hyd

For Whom: SMT.N.SUGUNA. W/O DR.N.JANAROHANERE MAHABOOBNAGAR.

> IN WITNESS WHEREOF the VENDORS hereinabove have signed and executed this Sale Deed with free will and consent on this the date, month and year above written before the following witnesses.

WITNESSES:

J. Lavanya.

VENDOR No.1

J. 8 200 ...

VENDOR No.2

For RANJITH & INDUSTRIES PVT. LTD. Suest.

VENDOR NODERECTOR



STATEMENT Regarding the Market Value of the property filed Under Rule 3 of Andhra Pradesh prevention of Under Valuation instrument Rule – 1975.

I/we hereby declare and state to the best of my knowledge and belief that the Market Value of the property entered as follows:

SI.No. Place Sy.No.	Area Ac-Gts.	Value per Acre	Total value
1. NALLAGANDLA 311 (Part) VILLAGE	2-11	6,50,000/-	14,78,750/-
1. T. Lainnya.	2.	J. Sridavi	

For RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

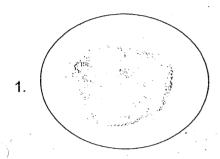


PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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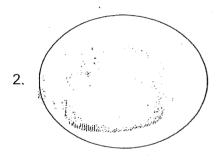
PASPORT SIZE **PHOTOGRAPH**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / <u>BUYER</u>



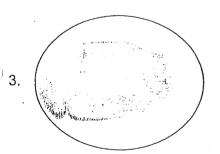


Smt. J. LAVANYA (alias Smt. J. Madavi) Kudikilla Village, Kollapur Taluq & Mandal, Mahaboob Nagar District.





Smt. J. SRIDEVI 407, My Home Hillview Apts., Rajbhavan Road, Somajiguda, Hyderabad.





R. RAJESWAR RAO 407, My Home Hillview Apts., Rajbhavan Road, Somajiguda, Hyderabad.

J. 8 70 0 00

For RANJITH INDUSTRIES PVT. LTD.

DIRECTOR

SIGNATURE OF WITNESSES

SIGNATURE OF THE EXECUTANT (S)

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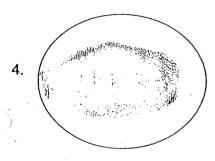


PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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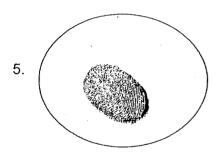
PASPORT SIZE PHOTOGRAPH

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





M/s. Ranjith Industries Pvt. Ltd., Rep. By its Director Dr. J. RAMESWAR RAO 406, My Home Manjari Apts., Rajbhavan Road, Somajiguda, Hyderabad.





Smt. N. SUGUNA Nagarkurnool, Mahaboob Nagar Dist.

1. J. Lavanya.

2. J. Sidevi

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For RANJITH INDUSTRIES PVT. LTD.

DIRECTOR-

SIGNATURE OF WITNESSES

1. p.y.g. v. pl

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SIGNATURE OF THE EXECUTANT(S)

ు ముష్టకము2004 కుంటే.....ముక్కులు డి I అయకాగాల ముత్తముక్కు ముత్తముల కాగితముల సుమకు అయకుగిళాల కాగితముల వర్గులు సమకు అయకుగిళాల కాగితముల వర్గులు సమకు అయకుగిళాల కాగిత్తున్న



REGIN PLAN SHOWING THE AGRICULTURAL DRY LAND INSY. No. 311 CPAMP SITUATED AT: NALLAGANDLA VILLAGES, SERILINGAMPALLY MANDAL, RR. MIST VENDORS; O SMY. LANANYA CALLAS SMY. J. MADHAVI) @ SMY. J. SRIDEVI @ SAJESWAR RAD @ MIST RANTITH INDUSTRIES PUT LTD. REP BY HS PROMOTER DIRECTOR: DV. J. RAMESHWAR RAD, SID. SRIJ. VENKAT RAD VENDEE; - SMY. N. SUGUNA WO. DV. N. JANARDHAN REDDY.

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WITNESSES!	

REFERENCES-

EXCLUDED.

AREA: AC 2-11 GUNTA9 ==

O J. Lavanya

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For RANJITH & INDUSTRIES PVT. LTD.

DIRECTOR

SGN. OF VENDORS.

0 8. 7. R.Y. pl

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