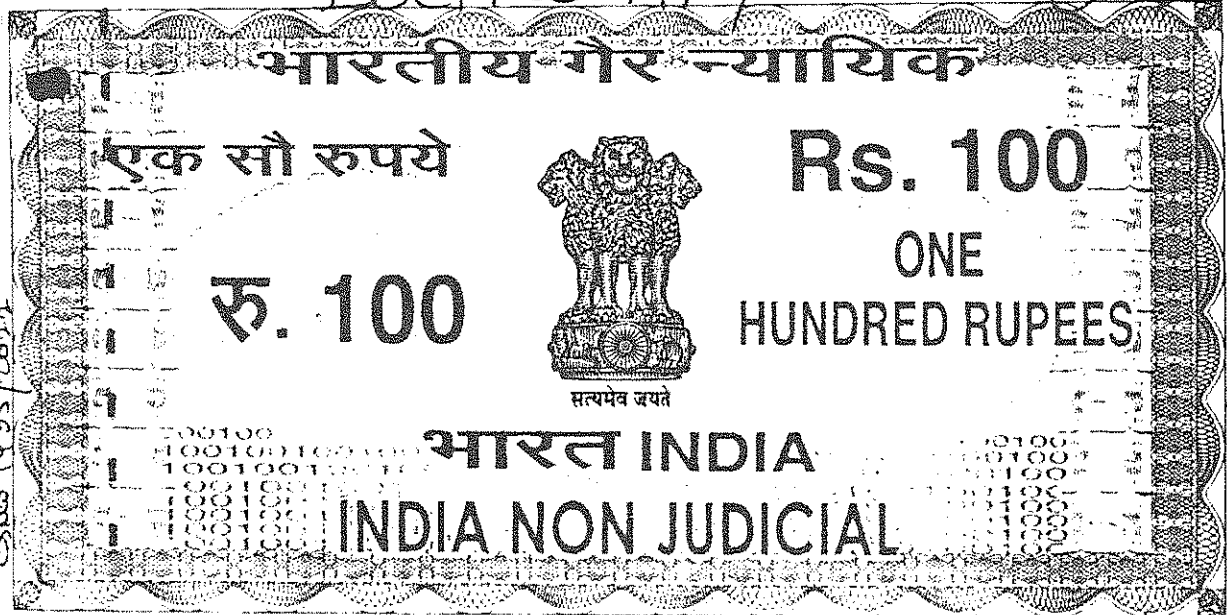




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In favour of

Phoenix Residences Private Limited(PAN No. AALCS0154P), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Plot No.1335, Road No. 45, Jubilee Hills, Hyderabad 500 033, Telangana, represented by its Authorised Signatory, VasudharBoppana (Aadhaar No. ~~3751 7641 3911~~ 3911), son of SudhakarRao, authorised vide Board Resolution dated 14.02.2022, hereinafter referred to as the "VENDEE", which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns on second part.

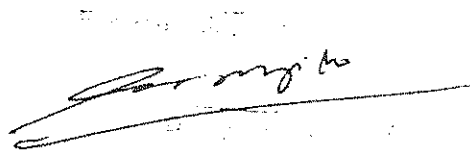
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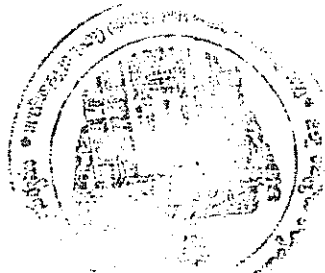
M/s. Phoenix Power & Infra LLP (PAN No.AASFP3302L), a limited liability partnership formed under the Limited Liability Partnership Act, 2008, having its registered office at Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad, represented by its authorized signatory, Mr. VASUDHAR BOPPANA, (Aadhaar No: 3751 7641 3911), S/o. Sri. SudhakaraRaoBoppana, aged about 44 years, Occ:- Employee, R/o Hyderabad, authorized vide Board Resolution dated 14.02.2022, hereinafter referred to as the "CONFIRMING PARTY", which expression shall, unless repugnant to the context or meaning thereof, mean and include its Successors-in-interest and permitted assignes, on the third part.

(The VENDOR, the VENDEEand the CONFIRMING PARTYare hereinafter individually referred to as "Party" and collectively as the "Parties" as the context may permit.)

WHEREAS

- A) The State Government of Andhra Pradesh (GOAP) was the absolute owner and possessor of the land admeasuring Acres 50-00 Guntas forming part of the larger extent of land in Survey No. 403 of Shaikpet Village and Mandal (erstwhile Goleconda Taluk), Hyderabad ("the Land").
- B) The then Government of Andhra Pradesh ("GoAP") passed Orders for allotment of the Land in favour of Andhra Pradesh State Film Development Corporation Limited(PSFDCL), vide GO.Ms.No.1015 dated July 17, 1982, with a view to secure benefits that will flow from the development of infrastructural facilities, from out of the development intended to be carried out by the APSFDCL. The aforementioned GO inter alia stipulated that, APSFDCL, should (a) develop the land and then allot the plots to private entrepreneurs, and (b) ensure that different types of infrastructural units are provided.
- C) Pursuant to the aforementioned Orders and in concurrence of the Finance and Planning Department vide their communication bearing No. U/c. No. 2379/U(F&P)/82 dated 17-07-1982, the then GoAP requested the Collector,





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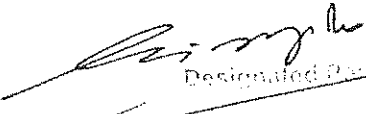
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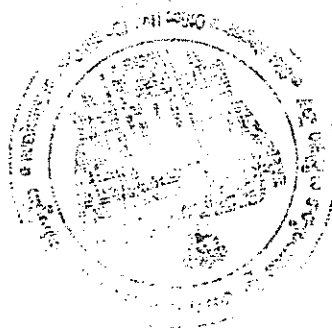
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Hyderabad District, to take necessary steps for delivering possession of the Land in favour of APSFDCL.

- D) The APSFDCL allotted an extent of land admeasuring 9.518 Acres in favour of the VENDOR on payment of Rs. 8,500 (Rupees eight thousand five hundred only) per acre for construction of a studio complex. Subsequently, the then GoAP, vide G.O.Ms. No.1511 dated 03-11-1983, resumed the Land allotted to APSFDCL vide GO Ms. No. 1015 dated July 17, 1982 as the APSFDCL by then ceased to exist.
- E) The then GoAP, based on representations made by the VENDOR through its Executive Director on 09-08-1983 and 10-08-1983, passed Orders vide GO Ms. No.1512 dated 03-11-1983 allotting the said extent of land admeasuring 9.518 Acres from out of the Land, which was resumed under GO Ms. No. 1511 dated 03-11-1983, at the rate of Rs. 8,500 (Rupees eight thousand five hundred only) per acre and on the payment of proportionate cost of the expenditure incurred by APSFDCL for preliminary development. Further, the aforementioned land admeasuring 9.518 acres was exempted under Section 20 (1) (a) of the Andhra Pradesh Urban Land (Ceiling & Regulation) Act, 1976 there under.
- F) Subsequently, the Mandal Revenue Officer (erstwhile Golconda Taluk), Hyderabad(MRO) handed over physical possession of the said property admeasuring 9.518 acres under the Panchanama conducted on 21-11-1983. Since then the VENDOR is in absolute and uninterrupted possession of the same.
- G) Upon the request of the VENDOR, the then GoAP, vide the Transfer Deed dated 20-05-1998 registered as Document No. 1978/1998 in the Office of the Sub-Registrar of Banjara Hills, conveying the land admeasuring 9.518 acres in Survey No.403 part correlated to TS No. 1, Block-F, Ward No.9 of Shaikpet Village, Hyderabad, hereinafter referred to as "the said Property", in favour of the VENDOR under the regular conditions of alienation.
- H) The said property was mutated in the name of the VENDOR in the Town Survey Record as per the orders of the Revenue Divisional Officer, Secunderabad Division, in his proceedings No. M/3027/2008 dated 05-01-2009 and requisite corrections have been carried out in the Town Survey Land Records (TSLR) to the said extent of 9 Acres 20 Guntas (38,517 square meters) falling in TS No.1, Block-F, Ward No.9 correlated to Survey No.403/P of Shaikpet Village and Mandal of Secunderabad Division of Hyderabad District in view of the circular instructions of CCLA, AP, Hyderabad, in Rc. No. N3/CSS & LR's/1373/05 dated 31st March 2005 read with appendix XIII to BSO.34-A-21. Thus, the VENDOR became absolutely seized and possessed of the said Property.

For Padmalaya Studios Ltd

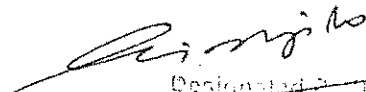

Designated Person

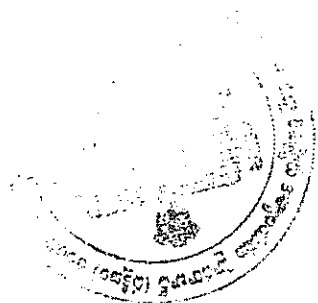


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- I) As the land belonging to the Andhra Pradesh State Film, Television and Theatre Development Corporation Limited ("APSFTTDCL"), adjacent to the said Property belonging to the VENDOR, was deprived of approach road, the APSFTTDCL, vide its Letter APSFTTDC/LANDS/ACS/2001 dated 18-10-2001, handed over an extent of 2700 sqmtrs, equivalent to 3229.2 sq yards, more fully described in the Schedule hereunder and clearly delineated in the Plan appended hereto, hereinafter referred to as the "SCHEDULE PROPERTY", to the VENDOR in lieu of approach road provided by the VENDOR through the said Property to APSFTTDCL. The Government vide GO Ms. No.197 GA (I&PR) Dept dated 23-04-2002 issued ratification order for the action of the APSFTTDCL in having handed over the Schedule Property on 18-10-2001 to the VENDOR.
- J) In view of the GO Ms. No. 197 GA (I&PR) Dept dated 23-04-2002 and as per the circular instructions of CCLA, AP, Hyderabad, Rc. No. N3/CSS & LR's/1373/05 dated 31st March 2005 read with appendix XIII to BSO.34-A-21, the Revenue Divisional Officer, Secunderabad Division, ordered vide his Order dated 23-07-2009 in Proceedings No. M/1232/2009 to incorporate the name of the VENDOR in Column No.20 of TSLR to the extent of the SCHEDULE PROPERTY. The Collector of Hyderabad District, issued NoC vide his Endorsement No. 11/10823/2005 dated 05-02-2010, for the purpose of considering sanction of building plan by the GHMC. Thus, the VENDOR has become absolute owner and possessor of the Schedule Property.
- K) The VENDOR and CONFIRMING PARTY entered into the Development Agreement cum General Power of Attorney dated 26-10-2016 registered as Document No. 5620/2016 in the office of the District Registrar of Hyderabad (South), hereinafter referred to as the 'Development Agreement', for developing the Schedule Property and later on the VENDOR, CONFIRMING PARTY and VENDEE entered into a Supplementary Development Agreement dated 31-01-2020 registered as Document No. 759/2020 in the office of the District Registrar of Hyderabad (South), hereinafter referred to as the 'SDA'.
- L) As the development activity could not proceed under the Development Agreement and SDA due to various reasons including market and environmental conditions, resultantly, subject to the terms and conditions mentioned hereinafter and after due deliberations, the Parties have mutually resolved and agreed to cancel the Development Agreement and SDA and accordingly cancelled the Development Agreement vide Cancellation Deed No. 1110/22 of 2022 dated 21-02-2022 and cancelled the SDA vide Cancellation Deed No. 1111/22 of 2022 dated 21-02-2022, registered with the office of Joint Sub-Registrar, Hyderabad (South).

For Padmalaya Studios LLP


Designated Person



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M) The VENDOR has earlier in order to develop the land has contacted with the Consenting Party and the Consenting Party upon assurance of the Owner invested certain amounts and the said amount still stands due to be payable by the Owner to the Consenting Party and in order to settle the said due amounts the Consenting Party is made and as party to this Sale Deed and the said amount is now stands paid to Consenting Party as recited elsewhere in this Deed.

N) The VENDOR has offered to sell the SCHEDULE PROPERTY to the VENDEE with the following representations and warranties that –

- a) the SCHEDULE PROPERTY is free of all encumbrances, clogs, liens, charges, mortgages, attachments, etc., of whatsoever nature and description;
- b) the property taxes and all other outgoings in respect of the SCHEDULE PROPERTY have been paid up to date;
- c) they are fully entitled and empowered to sell, transfer or otherwise deal with the SCHEDULE PROPERTY; and
- d) they will fulfill all the requirements, leaving behind no impediment in law, for the absolute conveyance of the SCHEDULE PROPERTY in favour of the VENDEE.

O) Relying upon the representations and warranties made by the VENDOR under this Deed, the Vendee has agreed to purchase the SCHEDULE PROPERTY from the VENDOR free of encumbrances for a total consideration of Rs. 20,79,60,480/- (Rupees Twenty Cores Seventy Nine Lakhs Sixty Thousand Four Hundred And EightyOnly) on the following terms.

P) In pursuance of the foregoing, the VENDOR is now executing this Deed conveying, transferring and assigning the SCHEDULE PROPERTY in favour of the VENDEE by way of absolute sale.

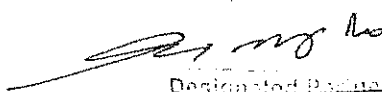
NOW THIS SALE DEED WITNESSETH THAT –

1. In consideration of a total aggregate sum of Rs. 20,79,60,480/- (Rupees Twenty Cores Seventy Nine Lakhs Sixty Thousand Four Hundred And EightyOnly) paid by the VENDEE, as under:

I. Amount paid to the in favour of the VENDOR;

- a) An amount of Rs. 4,00,00,000/- (Rupees FourCroresOnly/-) is paid vide Ch.No.338572 of Axis Bank Ltd., issued in favour of the VENDOR.
- b) An amount of Rs. 4,00,00,000/- (Rupees FourCroresOnly/-) is paid vide Ch.No.338573 of Axis Bank Ltd., issued in favour of the VENDOR.

For Padmalaya Studios Ltd.


Designated Partner

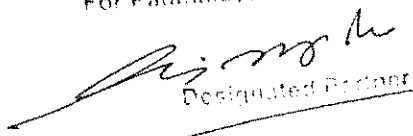
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- c) Rs. 4,00,00,000/- (Rupees Four Crores Only/-) is paid vide Ch.No.338574 of Axis Bank Ltd., issued in favour of the VENDOR.
- d) An amount of Rs. 3,84,00,000/- (Rupees Three Crores Eighty Four Lakhs Only/-) is paid vide Ch.No.338575 of Axis Bank Ltd., issued in favour of the VENDOR
- e) An amount of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only/-) deducting towards the tax deductible at source at the rate of 1% on the total consideration in accordance with Section 194IA of the Income Tax Act, 1961.

II. Amount paid to the in favour of the CONFIRMING PARTY;

- a) An amount of Rs. 2,00,00,000/- (Rupees Two Crores Only/-) paid vide Ch.No.338576 of Axis Bank Ltd., issued in favour of the CONFIRMING PARTY.
 - b) An amount of Rs. 2,74,80,875/- (Rupees Two Crores Seventy Four Lakhs Eighty Thousand Eight Hundred And Seventy Five Only/-) paid vide Ch.Ch.No.338577 of Axis Bank Ltd., issued in favour of the CONFIRMING PARTY.
 - c) An amount of Rs. 4,79,605/- (Rupees Four Lakhs Seventy Nine Thousand Six Hundred and Five Only/-) deducting towards the tax deductible at source at the rate of 1% on the total consideration in accordance with Section 194IA of the Income Tax Act, 1961.
2. The VENDOR does hereby grant, convey, sell, transfer, assign and assure all their estate and interest in the SCHEDULE PROPERTY in favour of the VENDEE, the VENDOR does hereby grant, convey, sell, transfer and assign by way of absolute sale to the VENDEE the SCHEDULE PROPERTY together with all the estate, right, title, interest, property, claims and demands, whatsoever and howsoever, both at law and in equity of the VENDOR in to or upon the SCHEDULE PROPERTY or any part thereof free from all encumbrances, attachments, charges and any other claims, of whatsoever nature and description, TO HAVE AND TO HOLD the same unto and to the use of the VENDEE as the sole and absolute owner thereof.
 3. The VENDOR has, on this day, delivered the possession of the SCHEDULE PROPERTY to the VENDEE and put the VENDEE in peaceful possession of the SCHEDULE PROPERTY.
 4. The VENDOR and the CONFIRMING PARTY does hereby (i) acknowledge the receipt of the entire sale consideration, (ii) acquit and discharge the VENDEE of the same, and (iii) confirm that the VENDEE has made the full and final payment in connection with the conveyance, transfer and assignment of the SCHEDULE PROPERTY in favour of the VENDEE.

For Padmalaya Studios Ltd.


Designated Partner



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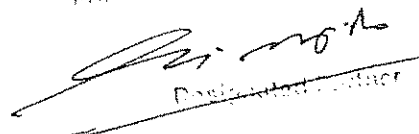
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5. The aforesaid sale consideration has been paid by the VENDEE after deducting the tax at source ("TDS") in accordance with the provisions of the Income Tax Act, 1961.
6. The VENDOR does hereby represent, warrant and covenant that:
- (a) The VENDOR is the sole and absolute owner of the SCHEDULE PROPERTY with uninhibited rights of alienation over the same and title to the SCHEDULE PROPERTY is good, marketable and subsisting and that he is entitled to convey the same and that there is no impediment for this sale under any law, order, decree or contract.
 - (b) The VENDOR is in sole, exclusive, uninterrupted, undisputed, vacant and peaceful possession and enjoyment of the SCHEDULE PROPERTY.
 - (c) The VENDOR acquired the SCHEDULE PROPERTY legally and validly and there are no impediments or restrictions on him to convey, sell or transfer the SCHEDULE PROPERTY in favour of the VENDEE.
 - (d) The VENDEE, as the sole and absolute owner by virtue of these presents, shall be entitled to enter upon, hold, possess, alienate, dispose, deal with and enjoy the SCHEDULE PROPERTY and receive the income and profits therefrom without any interference or disturbance from the VENDOR or from persons claiming through, under or in trust for the VENDOR.
 - (e) The SCHEDULE PROPERTY is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lispendens, etc., including but not limited to claims from members of joint family, minors' claims and other charges, of whatsoever nature and description, and there is no latent defect in the title of the VENDOR and is conveyed to the VENDEE as such.
 - (f) The VENDOR has not done any act/s, deed/s or thing/s, which is/are likely to curtail, restrict or prejudice his right to convey or prevent him from conveying the SCHEDULE PROPERTY or any part thereof to the VENDEE in terms of this Deed.
 - (g) The SCHEDULE PROPERTY is not subject to any charges, attachments or claims for maintenance or any wealth tax, Income-tax or Capital Gains Tax, etc., and that there are no threatened proceedings under the Income-tax Act, 1961 or any other tax statute against the VENDOR or the SCHEDULE PROPERTY.
 - (h) There is no restriction or prohibition on the VENDOR from selling the SCHEDULE PROPERTY to the VENDEE in terms of this Deed under applicable law or judicial order or contract and for the VENDEE using the same for the intended purposes.

For Peddymala Studios Ltd

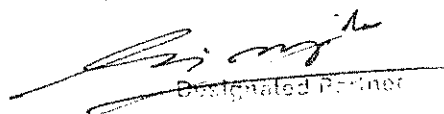

Designated Officer



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- (t) The SCHEDULE PROPERTY is demarcated and surveyed and there is no dispute as to the boundaries of the SCHEDULE PROPERTY.
- (u) There is no environmental contamination, or any hazardous substances or chemicals located on or underneath the SCHEDULE PROPERTY.
- (v) Neither the SCHEDULE PROPERTY nor any portion thereof is Advasi/Tribal land.
- (w) The SCHEDULE PROPERTY is undeveloped and vacant and there are no structures existing therein.
- (x) The SCHEDULE PROPERTY can be developed for residential / commercial purposes.
- (y) The SCHEDULE PROPERTY or any part thereof is not reserved as a forest and/or does not fall within vicinity of 500 meters of a forest.
- (z) The SCHEDULE PROPERTY or any part thereof is not affected by battery points and does not fall within the vicinity of chemical zone.
- (aa) The SCHEDULE PROPERTY or any part thereof is not reserved as a Defense area.
- (bb) There is no place of worship or faith on any part of the SCHEDULE PROPERTY, including any temple, mosque, church, dargah, graveyard or cremation ground or any other such similar place, that may result in any individual, family, group of people, community or the general public or any third party claiming to have the right to enter upon, access, use, build upon or maintain for worship, prayers, cremation, burial or for any matter related to faith or religion or belief, upon any part or portion or place in the SCHEDULE PROPERTY.
- (cc) No portion of the SCHEDULE PROPERTY falls within the vicinity of 100 meters of heritage buildings and/or within a heritage precinct.
- (dd) There are no wells private or public on the SCHEDULE PROPERTY of which the public has drawing rights.
- (ee) There are no electricity sub-stations that are available for use of the public running through and/or over the SCHEDULE PROPERTY or any portion or part thereof.
- (ff) The SCHEDULE PROPERTY is not part of the land granted to Schedule Caste and Schedule Tribes and there is no prohibition or bar or impediment for sale of the SCHEDULE PROPERTY to any third parties.
- (gg) Neither the SCHEDULE PROPERTY nor any part thereof falls within the vicinity of 500-meter eco sensitive zone.

For Padmalaya Studios LLP


Designated Partner



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[Signature]

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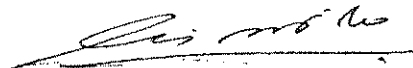
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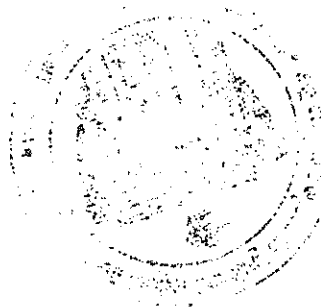
(hh) The SCHEDULE PROPERTY or any portion thereof has not been declared as waste land.

7. The VENDOR assures, confirms and acknowledges that the representations, warranties and covenants made by him in this Deed including those made in the Recitals are true and correct. The representations and warranties of the VENDOR as set out in the Recitals shall form an integral part of this Deed.
8. In the event any right, title and/or interest, of whatsoever nature and description, in the SCHEDULE PROPERTY is found to be subsisting with the VENDOR, the same is hereby deemed to have been conveyed to the VENDEE under this DEED for all intents and purposes; and that no consideration other than that specified herein need be paid for the same by the VENDEE either to the VENDOR or to the CONFIRMING PARTY.
9. All rights, interests, claims and demands, if any, accrued or to be accrued in favour of the VENDOR or the CONFIRMING PARTY by virtue of the Development Agreement or otherwise, in respect of the SCHEDULE PROPERTY, including the defined and allocated shares in any other agreements executed between the Parties, is hereby absolutely waived, relinquished in favor of Vendee and further if any such rights, interests, claims and demands still persists shall be completely divested, extinguished and discharged.
10. All information contained in this Deed and all other information which has been provided by the VENDOR to the VENDEE in the course of the negotiations leading to this Deed (including in the course of any due diligence or other investigations carried out by or on behalf of the VENDEE prior to execution of this Deed) is true, accurate in all respects and not misleading and the VENDOR is not aware of any facts or circumstances not disclosed in writing to the VENDEE which renders any such information, untrue, inaccurate or misleading.
11. Each one of the representations and warranties are separate and independent and none of the representations and warranties shall be treated as qualified by any actual or constructive knowledge on the part of the VENDEE, its agents, representatives, successors and assigns. The representations and warranties and the liability of the VENDOR for any breach thereof shall not be in any manner limited by any information disclosed or made available to or received by the VENDEE or any of its agents, representatives, successors and assigns during the course of due diligence.
12. The VENDOR does hereby agree to indemnify, defend and hold harmless the VENDEE, its directors, officers, representatives, employees, agents, successors in interest and finances from and against any losses, claims, damages, costs expenses whether suffered or incurred by the VENDEE, or which the VENDEE may otherwise become subject to (regardless of whether or not such losses relate to any third party claim) and keep indemnified at all times the VENDEE and its successors in title against any loss or damage which the VENDEE and/or its successors may sustain on account any defect or deficiency in the title of the VENDOR to the SCHEDULE PROPERTY and / or any portion thereof as a result of any act or omission, any misrepresentation, falsity, incompleteness, or inaccuracy of any of

For Padmalaya Studios Ltd.



Designated Partner



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the representations and warranties provided by the VENDOR and contained in this Deed or a matter or event which renders any such representations and warranties false, incomplete or inaccurate or breach of this Deed by the VENDOR. The VENDOR hereby agrees that provisions of this Deed shall inure to the benefit of the VENDEE and its successors in interest and assigns.

13. The VENDOR undertakes to make payment of all capital gain taxes (if any) imposed by the authorities in relation to the conveyance of the SCHEDULE PROPERTY under these presents, including any claims, demands, taxes, cesses, public dues, penalties, fines in relation to the SCHEDULE PROPERTY or part thereof that may be imposed against the VENDEE after the date of execution of this Deed, but relating to the period prior to and till the date of executing this Deed.
14. This Deed supersedes all previous agreements and arrangements, if any, and this Deed is final and binding on the VENDOR and the VENDEE.
15. All expenses towards stamp duty, registration charges, etc., on account of registration of this Sale Deed shall be borne by the VENDEE. If any arrears on account of stamp duty, registration charges, etc., arise in future, the same shall be borne and paid by the VENDEE. The VENDOR agrees that any tax liability (pertaining to direct taxes or indirect taxes) incidental to this Deed shall be borne by the VENDOR and the VENDEE shall not be liable for the same in any manner, whatsoever.
16. The VENDOR hereby declares that the Schedule Property is not assessed by the corporation/Municipality and was not allotted with any PTI/VLTA number.

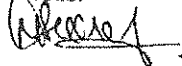
SCHEDULE
("SCHEDULE PROPERTY")

All that part and parcel of the land admeasuring 3229.2 sq yards equivalent to 2700 sqmtrs in T.S No.1 Part(I/2) Block-F, Ward No.9 Jubilee Hills correlated to Old Sy.No.403 (Part) of Shaikpet Village & Mandal, Hyderabad District, Telangana, bounded by –

North: 50' wide Road
South: Neighbor's Land
East : 50' wide Road
West : Neighbor's Land

IN WITNESS WHEREOF the VENDOR and VENDEE has executed this Deed on the day, month and year first above written.

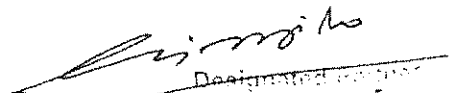
WITNESSES:

1. 

2. V Sakritha

VENDOR

For Padmalaya Studios LI ?


Designated Partner
VENDEE

For Phoenix Power & Infra LLP

11 V H B

V H B

Authorised Signatory

Page 100

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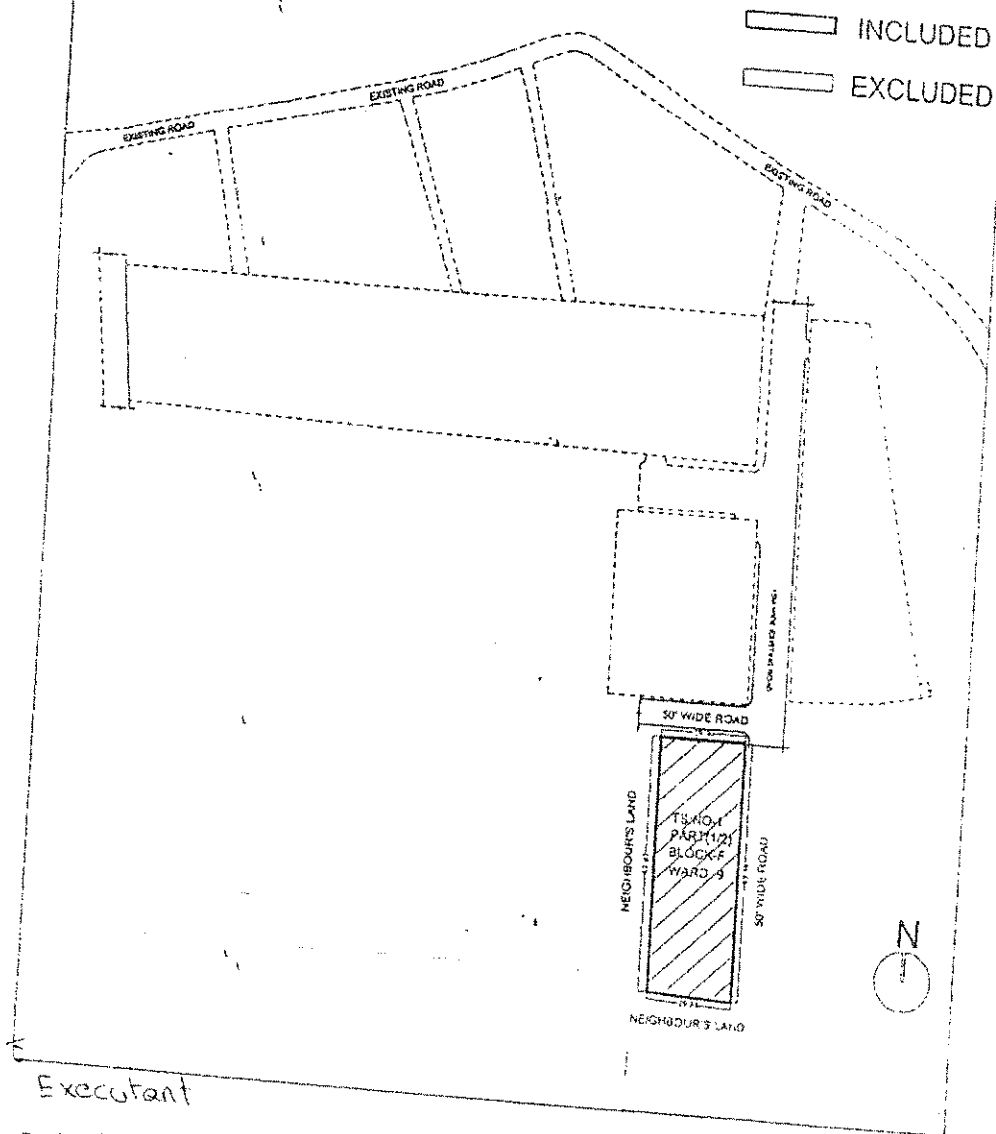
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಸರ್ಕಾರಿ ಕಛೇರಿ
ಬೆಂಗಳೂರು
No 1412 / 2022

PLOT BEARING NO TS:NO.1PART (1/2) BLOCK-F, WARD NO -9, LAND
ADMEASURING 3229.2SQYRDS EQUIVALENT TO 2700 SQ MTS
JUBILEE HILLS CORRELATED TO OLD SURVEY NO- 403(PART) OF
SHAIKPET VILLAGE AND MANDAL HYDERABAD DIST.TELANGANA.



Executant

For Padmalava Studios LLP

[Signature]
Authorized Signatory

For Phoenix Power & Infra LLP

[Signature]
Authorized Signatory

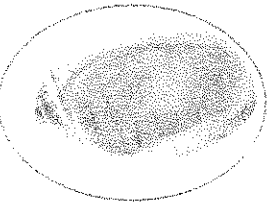
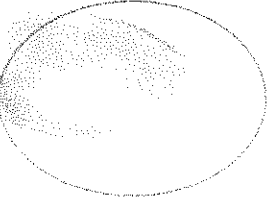
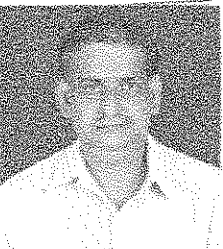
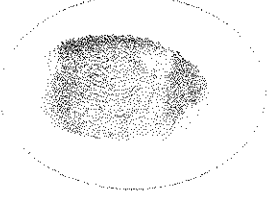
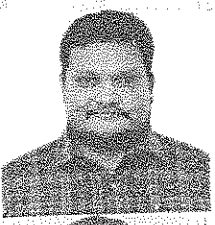
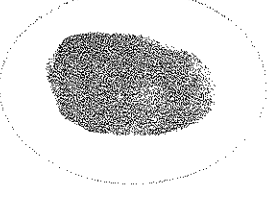
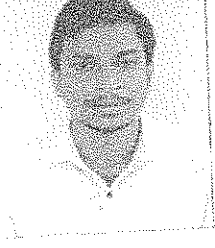
For Phoenix Power & Infra LLP

[Signature]
Authorized Signatory

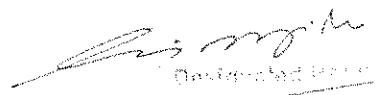


Handwritten signature and text in Kannada script, including a date stamp: 14/12/2022.

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32-A OF
REGISTRATION ACT, 1908

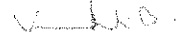
SERIAL NO.	FINGER PRINTS IN PLASTIC OR CELLULOSE	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTATION SIGNATORY
			G. Adi Seshagiri Rao S/o Veera Raghavayya Chaudary. 183; Baripalem; Near SBI Turali mandal; Baripalem; Guntur Andhra Pradesh - 522301
			Vasudhar Bappana S/o Sudhakas Rao. Plot No: 63 Flat No-201, Sai Residency near Geetansali School Bachupalli Rangareddy. AP. 500090
			C. S. V. Satya Narayana N. S/o Bala Akshakala Rao: 10-23/1 Near elephant temple: G. Sandhi Haji street: Veeravallabam; west Guda Vairi: Andhra Pradesh - 534245
			G. V. GANESH Age 10-1-2011 Gollunagar Gollunagar Dist. Sec. Nagar

For Padmalaya Studios L.P.


Authorized Signatory


V. S. K. S. S. S.

For Phoenix Power & Infra LLP



Authorized Signatory



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№ 1412 / 2022



Padmalaya Studios LLP

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF PADMALAYA STUDIOS LLP, HELD ON MONDAY 31ST JANUARY 2022, AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE LLP FIRM AT PLOT NO. 8-2-293/82/J-III, JUBILEE HILLS, HYDERABAD, TELANGANA -500033

Authorisation to Sri. G Adiseshaagiri Rao to sell 2,700 Sq. mt. land of the firm

It was informed to the Meeting that the LLP proposed to sell 2,700 Sq. meters of land of the firm situated at T.S. No. 1 Block-F, Ward No. 9, Jubilee Hills, correlated to old Survey No. 403, / part of Shaikpet. In this regard, it is proposed to authorize Sri. G Adiseshaagiri Rao, Designated Partner of the firm.

Meeting discussed the said length and the following resolution was passed in an unopposed manner.

RESOLVED THAT approval of the Partners of the LLP firm be and is hereby accorded to the firm to sell the land/plot measuring 2,700 sq. meters situated at T.S. No. 1 Block-F, Ward No. 9, Jubilee Hills, correlated to old Survey No. 403, / part of Shaikpet, Hyderabad.

RESOLVED FURTHER THAT Sri. Ghattamaneni Adiseshaagiri Rao (DIN: 0354361) Designated Partner of the LLP firm be and is hereby authorized to enter into contracts, Agreements/ Negotiations/ Cance of the said contracts, and finalise the terms and conditions relating to the sale of the said land/plot, with the buyers and to arrange to execute all such acts and ensure the necessary documents / information and all the necessary papers and documents in connection therewith to complete the transaction.

RESOLVED FURTHER THAT Sri. Ghattamaneni Adiseshaagiri Rao (DIN: 0354361) Designated Partner of the LLP firm be and is hereby further authorised to do all such acts, deeds, and things, if any, as may be necessary to give effect to the resolution.

RESOLVED FURTHER THAT all the acts & deeds by Sri. Ghattamaneni Adiseshaagiri Rao (DIN: 0354361) Designated Partner of the LLP firm, in the above said transaction on the basis of the resolution of the LLP firm, shall be valid and binding on the firm.

RESOLVED FURTHER THAT this resolution shall be valid and in force until further amendments.

RESOLVED FURTHER THAT any one of the Designated Partners of the LLP firm shall sign this resolution and the same shall be valid and binding on the firm.

Name of the Authorized Person	Designation	Signature
Ghattamaneni Adiseshaagiri Rao	Designated Partner	

// Certified to be True //

For Padmalaya Studios LLP

Designated Partner



Road No. 78, Jubilee Hills, Hyderabad - 500 033, INDIA
Phone : 2360 7980, 2360 7981, 2360 7982, Fax : 91-40-2354 6692

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CERTIFIED TRUE COPY OF THE EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF PHOENIX RESIDENCES PRIVATE LIMITED ("COMPANY") HELD ON MONDAY 14th FEBRUARY, 2022 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 403 (P), T.S.NO.1, BLOCK-F, WARD-9, ROAD NO.78, JUBILEE HILLS, HYDERABAD-500033, TELANGANA.

AUTHORISATION TO MR. VASUDHAR BOPPANA TO SIGN AND EXECUTE SALE DEED WITH PADMALAYA STUDIOS LLP

RESOLVED THAT Mr. Vasudhar Boppana (Aadhaar: 3751 7641 3911) be and is hereby authorized to sign and execute Sale Deed with Padmalaya Studios LLP in connection with the property admeasuring 3229.2 sq yards situated in T.S No.1 Part(I/2) Block-F, Ward No.9 Jubilee Hills correlated to Old Sy.No.403 (Part) of Shaikpet Village & Mandal, Hyderabad District, Telangana and present the same before the jurisdictional Registrar of Assurances and admit execution and procure registration of the same and to do all acts and deeds incidental thereto to effectively discharge the aforesaid powers in the name and on behalf of the Company.

//CERTIFIED TRUE COPY//
FOR PHOENIX RESIDENCES PRIVATE LIMITED

POOJA P
COMPANY SECRETARY
FCS NO.10612



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Online Challan Proforma [SRO copy]



Registration & Stamps Department

Challan No: 865CHZ190222

Bank Code : SBIN

Payment :
CASH

Remitter Details
Name PHOENIX RESIDENCES PRIVATE LIMITED
PAN Card No AALCS0154P
Aadhar Card No
Mobile Number *****154
Address PLOT NO.1335, ROAD NO. 45, JUBILEE HILLS, HYDERABAD

Executant Details
Name PADMALAYA STUDIOS LLP
Address ROAD NO. 78, JUBILEE HILLS, HYDERABAD

Claimant Details
Name PHOENIX RESIDENCES PRIVATE LIMITED
Address PLOT NO.1335, ROAD NO. 45, JUBILEE HILLS, HYDERABAD

Document Nature
Nature of Document Sale Deed
Property Situated in(District) HYDERABAD
SRO Name BANJARAHILLS (R.O)

Amount Details
Stamp Duty 11437826
Transfer Duty 3119407
Registration Fee 1039802
User Charges 1000
Mutation Charges 207960
TOTAL 15805995
Total in Words One Crore Fifty Eight Lakh Five Thousand Nine Hundred and Ninety Five Rupees Only

Date(DD-MM-YYYY) 19-02-2022
Transaction Id 2928694053340

Stamp & Signature

Online Challan Proforma(Citizen copy)



Registration & Stamps Department

Challan No: 865CHZ190222

Bank Code : SBIN

Payment :
CASH

Remitter Details
Name PHOENIX RESIDENCES PRIVATE LIMITED
PAN Card No AALCS0154P
Aadhar Card No
Mobile Number *****154
Address PLOT NO.1335, ROAD NO. 45, JUBILEE HILLS, HYDERABAD

Executant Details
Name PADMALAYA STUDIOS LLP
Address ROAD NO. 78, JUBILEE HILLS, HYDERABAD

Claimant Details
Name PHOENIX RESIDENCES PRIVATE LIMITED
Address PLOT NO.1335, ROAD NO. 45, JUBILEE HILLS, HYDERABAD

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Property Situated in(District) HYDERABAD
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Date(DD-MM-YYYY) 19-02-2022
Transaction Id 2928694053340

Stamp & Signature



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Online Challan Proforma [SRO copy]

Registration & Stamps Department
Telangana

Challan No: 715XRR210222

Bank Code : SBIN

Payment :
NB

Remitter Details
 Name PHOENIX RESIDENCES PRIVATE LIMITED
 PAN Card No AANFP0348P
 Aadhar Card No *****154
 Mobile Number

Address PLOT NO.1335, ROAD NO. 45,
JUBILEE HILLS, HYDERABAD

Executant Details
 Name PADMALAYA STUDIOS LLP
 Address ROAD NO. 78, JUBILEE HILLS,
HYDERABAD

Claimant Details
 Name PHOENIX RESIDENCES PRIVATE LIMITED
 Address PLOT NO.1335, ROAD NO. 45,
JUBILEE HILLS, HYDERABAD

Document Nature
 Nature of Document Any Other Document

Property Situated in(District) HYDERABAD
 SRO Name BANJARAHILLS (R.O)

Amount Details
 Stamp Duty 0
 Transfer Duty 0
 Registration Fee 10000
 User Charges 500
 Mutation Charges 0
 TOTAL 10500

Total in Words Ten Thousand Five Hundred Rupees Only

Date(DD-MM-YYYY) 21-02-2022

Transaction Id 0892074207638

Stamp & Signature

Online Challan Proforma[Citizen copy]

Registration & Stamps Department
Telangana

Challan No: 715XRR210222

Bank Code : SBIN

Payment :
NB

Remitter Details
 Name PHOENIX RESIDENCES PRIVATE LIMITED
 PAN Card No AANFP0348P
 Aadhar Card No *****154
 Mobile Number

Address PLOT NO.1335, ROAD NO. 45,
JUBILEE HILLS, HYDERABAD

Executant Details
 Name PADMALAYA STUDIOS LLP
 Address ROAD NO. 78, JUBILEE HILLS,
HYDERABAD

Claimant Details
 Name PHOENIX RESIDENCES PRIVATE LIMITED
 Address PLOT NO.1335, ROAD NO. 45,
JUBILEE HILLS, HYDERABAD

Document Nature
 Nature of Document Any Other Document

Property Situated in(District) HYDERABAD
 SRO Name BANJARAHILLS (R.O)

Amount Details
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 Transfer Duty 0
 Registration Fee 10000
 User Charges 500
 Mutation Charges 0
 TOTAL 10500

Total in Words Ten Thousand Five Hundred Rupees Only

Date(DD-MM-YYYY) 21-02-2022

Transaction Id 0892074207638

Stamp & Signature

Pvt collection fee (12)

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