

W/ 5834/17

Doc no 5834/2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.NO. 23800 DATE. 31/08/2017

SOLD TO K.V.V. Leela Kumar

S/O of K. Similada Rao R/o Hyderabad

FOR WHOM M/s. Accelita Infrastructure, Hyderabad

V. Srikanth L 733562

V. SRIKANTH

LICENCED STAMP VENDOR

LIC. No. 15-10-018/2000, REN No. 15-10-028/2015

P.No: 49, Sy. No. 10, Beside Swathi School,

Madhapur, Serilingampally, R.R. Dist.

Phone: 9493014949

SALE DEED

This DEED OF SALE is made and executed on this the 1st day of September, 2017.

BY

M/s SANDHYA HOSPITALITY PRIVATE LIMITED (Formerly M/s. Sunbeam Hospitality Private Limited which is originally known as M/s. Sunbeam Builders Private Limited), a Private Limited Company Registered under the Companies Act, 1956 and having its Registered Office at Plot No.22, HUDA Techno Enclave, Sector-II, Madhapur, Hyderabad - 500 081 Rep. by its Director **SH SARANALA SREEDHAR**, S/o. Sri S. Babu Rao, aged 42 years, Occupation: Business, R/o SRIVATSAM, Plot No.52, Road No.10C, MLA & MPs Colony, Jubilee Hills, Hyderabad - 500 033, Telangana hereinafter called as "VENDOR" and which expression shall mean and include not only the Company but also its shareholders, other directors, executors, administrators, legal representatives, nominees and assignees etc., of the **ONE PART.**

(PAN CARD No. AAWCS9665C) (AADHAAR CARD NO.768098463472)

For Sandhya Hospitality Private Limited

J. J. Sun

Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 333000/- paid between the hours of 8 and 9 on the 01st day of SEP, 2017 by Sri S.Sreedhar

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S ACCOLITE INFRASTRUCTURE (P) VENKATA NARAYANA LEELA KUMAR KAZA S/O. SRINIVASA RAO KAZA GACHIBOWLI, HYDERABAD	
2	EX			M/S SANDHYA HOSPITALITY PVT LTD (R/P) SARANALA SREEDHAR S/O. S.BABU RAO JUBILEEHILLS, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			B VENKATANAGARJUN AADHAR NO 572148105808	
2			P SRUJAN SEN AADHAR NO 925645146860	

01st day of September, 2017

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6660 Name: P Srujan Sen	S/O P Chandra Sekhara Azad, Serilingampally, Hyderabad, Andhra Pradesh, 500049	
2	Aadhaar No: XXXXXXXX6808 Name: B Venkatanagarjun	S/O B Nagaraja Naidu, Tirumala, Chittoor, Andhra Pradesh, 517504	
3	Aadhaar No: XXXXXXXX3472 Name: Saranala Sridhar	S/O S Babu Rao, JUBILEE HILLS, Hyderabad, Andhra Pradesh, 500033	



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Bk - 1, CS No 5951/2017 & Doct No 5834/2017. Sheet 1 of 16 Sub Registrar Gandipet

IN FAVOUR OF

M/s ACCOLITE INFRASTRUCTURE, a partnership firm, represented by its Partner **Sri. VENKATA NARAYANA LEELA KUMAR KAZA, S/o Sri. SRINIVASA RAO KAZA**, aged about 46 years, resident of C5, Meenakshi Trident Towers, Gachibowli, Hyderabad, Telangana State.

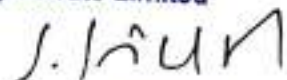
(PAN CARD NO. ABFFA0805P) (AADHAAR CARD NO.484094878396)

hereinafter called the "**PURCHASER / VENDEE**" which expression shall mean and include their legal heirs, representatives, nominees and assignees etc., as the case may be of the **SECOND PART**.

WHEREAS originally M/s. Sunbeam Builders Private Limited is the absolute owner and peaceful possessor of the land admeasuring Ac.10-30 Gts. comprising of Sy. No.322 admeasuring Ac.6-00 Gts. and Sy. No.323 admeasuring Ac.4-30 Gts. situated at Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District having purchased the same through a Registered Sale Deed bearing Document No.10553 of 2006, dated 31.07.2006 registered at S.R.O., Rajendranagar having purchased the same from Sri K. Suryanarayana and Others. Subsequently, the extents of the land covered in Survey Numbers were rectified as Ac.4-00 Gts. in Sy. No.322 and Ac.6-30 Gts. in Sy. No.323 through a Registered Rectification Deed bearing Document No.9182 of 2007, dated 14.08.2007 registered in the SRO, Rajendranagar.

AND WHEREAS originally Sri Gangumal Vasumal has been allotted land admeasuring Ac.19-33 Gts. in Sy. No.322 situated at Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District by the Government of India, Ministry of Rehabilitation vide Allotment Order dated 31.10.1955 bearing No.HYD-23/29567 and after the death of Sri Gangumal Vasumal, his legal heirs i.e., Sri Chuvdamal and others became absolute owners and possessors of the said land in Sy. No.322 and they have in turn executed and registered Agreement of Sale-cum-General Power of Attorney in favour of Smt. K. Radhika bearing Document No.9157 of 2006 (Ac.9-36.5 Gts.) and in favour of Smt. M. Anuradha bearing Document No.5798 of 2006 47,979 Square Yards registered at SRO, Rajendranagar. Subsequently, the power of attorney holders have ratified the earlier sale deed bearing Document No.10553 of 2006, dated 31.07.2006 through a Registered Ratification Deed No.1317 of 2008, dated 28.09.2007 registered at SRO, Rajendranagar.

For Sandhya Hospitality Private Limited



Director

E-KYC Details as received from UIDAI:			Photo
SI No	Aadhaar Details	Address:	
4	Aadhaar No: XXXXXXXX8396 Name: Kaza Venkata Narayana Leela Kumar	S/O Kaza Srinivasa Rao, Vijayawada (Urban), Vijayawada (urban), Krishna, Andhra Pradesh, 520010	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	2664000	0	0	0	2664100
Transfer Duty	NA	0	999000	0	0	0	999000
Reg. Fee	NA	0	333000	0	0	0	333000
User Charges	NA	0	100	0	0	0	100
Total	100	0	3996100	0	0	0	3996200

Rs. 3663000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 333000/- towards Registration Fees on the chargeable value of Rs. 66800000/- was paid by the party through E-Challan/BC/Pay Order No ,842GUJ310817 dated ,31-AUG-17 of ,SBH/HITEC CITY MADHAPUR

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 3996100/-, DATE: 31-AUG-17, BANK NAME: SBH, BRANCH NAME: HITEC CITY MADHAPUR, BANK REFERENCE NO: 080804622, REMITTER NAME: ACCOLITE INFRASTRUCTURE, EXECUTANT NAME: SANDHYA HOSPITALITY PRIVATE LIMITED, CLAIMANT NAME: ACCOLITE INFRASTRUCTURE).

Date:

01st day of September, 2017

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 5834 of 2017 of Book-1 and assigned the identification number 1 - 1525 - 5834 - 2017 for Scanning on 01-SEP-17 .

Registering Officer
Gandipet
(S.Umadevi)



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AND WHEREAS the M/s. Sunbeam Builders Private Limited also purchased an extent of land admeasuring Ac.1-00 Gts. covered by Sy. No.323/Part situated at Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District having purchased the same through a Registered Sale Deed bearing Document No.9185 of 2007, dated 14.08.2007 registered at SRO, Rajendranagar from Sri K. Suryanarayana and others.

AND WHEREAS M/s. Sunbeam Builders Private Limited has applied for change of name with the Registrar of Companies and obtained fresh Certificate of Incorporation consequent upon the change of name as M/s. Sunbeam Hospitality Private Limited on 21.02.2012.

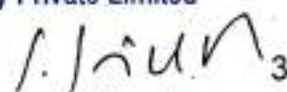
AND WHEREAS the Vendor has subsequently gifted land admeasuring 3533.909 Sq. Yds. covered by Sy. No.323 of Poppalguda Village, Rajendranagar Mandal, Ranga Reddy District to Grama Panchayat, Poppalaguda, Ranga Reddy District for the proposed HMDA 30 Meters through a Registered Gift Settlement Deed bearing Document No.593 of 2015, dated 06.02.2015 registered in the Office of the Joint Sub-Registrar, Gandipet.

AND WHEREAS the Vendor thus become absolute owner and peaceful possessor of the remaining land admeasuring 53,336.091 Sq. Yds. comprising of Sy. No.322 admeasuring Ac.4-00 Gts., Sy. No.323 admeasuring Ac.7-00.79 Gts. situated at Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District.

AND WHEREAS the Vendor has also applied for change of name with the Registrar of Companies and obtained fresh Certificate of Incorporation Consequent upon the change of name as M/s. Sandhya hospitality Private Limited on 23.02.2016.

AND WHEREAS the Vendor has also acquired part of Farm Land No.34 with land admeasuring Ac.0-20 Gts. covered by Sy. No.323/Part situated at Puppalaguda Village, Rajendranagar Mandal, Ranga Reddy District by way of Registered Exchange Deed bearing Document No.252 of 2017, dated 13.09.2016 registered in SRO, Serilingampally from Smt. Sabita Jasty and others. Further, the Vendor has also acquired remaining part of Farm Land No.34 with land admeasuring Ac.0-21.3 Gts. covered by Sy. No.323/Part situated at Puppalaguda Village, Rajendranagar Mandal, Ranga Reddy District by way of Registered Exchange Deed bearing Document No.8676 of 2016, dated 31.10.2016 executed by the Vendor and M/s. Myscape Properties Private Limited.

For Sandhya Hospitality Private Limited


Director

AND WHEREAS the Vendor has demarcated land admeasuring 10,559 Sq. Yds. covered by Sy. Nos.322 part and 323 part out of the total land and said property is more fully described in the Schedule hereunder and hereinafter called the Schedule-I Property

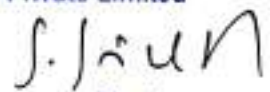
AND WHEREAS the Vendee who desires to acquire land in the locality has inspected and on being satisfied with the title of the Vendor, have accepted and agreed to purchase the land admeasuring 6,660 Sq. Yds. out of total land admeasuring 10,559 Sq. Yds. covered by Sy. Nos.322 part and 323 part situated at Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District and approached the Vendor for its sale.

AND WHEREAS the Vendor has agreed to sell and convey the above said land admeasuring 6,660 Sq. Yds. out of total land admeasuring 10,559 Sq. Yds. covered by Sy. Nos.322 part and 323 part situated at Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District which is more fully described in the Schedule hereunder and hereinafter called the Schedule-II Property and clearly demarcated in the plan annexed herewith to the Vendee for a total sale consideration of Rs.6,66,00,000/- (Rupees Six Crores Sixty Six Lakhs only) payable to the said Vendor on the terms and conditions contained hereunder.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

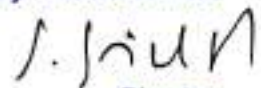
- 01.(a) In consideration of Rs.6,66,00,000/- (Rupees Six Crores Sixty Six Lakhs only) paid by the Vendee to the Vendor, the Vendor hereby and hereunder grant, convey, sell, transfer, assign and assure all its estates and interest in the land admeasuring 6,660 Sq. Yds. out of total land admeasuring 10,559 Sq. Yds. covered by Sy. Nos.322 part and 323 part situated at Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District along with all appurtenances, rights, liberties, privileges, easements, facilities in favour of the Vendee absolutely and forever.

For Sandhya Hospitality Private Limited


Director

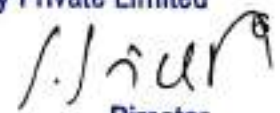
- (b) The Vendor hereby admits and acknowledges receipt of the above said sale consideration of Rs.6,66,00,000/- (Rupees Six Crores Sixty Six Lakhs only) from the Vendee in the following manner:
- i. Rs.4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only) by way of RTGS to Vendor's Axis bank account on 24th day of August 2017 (RTGS Number: HDFCR52017082452284362)
 - ii. Rs.1,00,00,000/- (Rupees One Crore Only) by way of RTGS to Vendor's Axis bank account on 28th day of August 2017 (RTGS Number: HDFCR52017082852419583)
 - iii. Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of RTGS to Vendor's Axis bank account on 30th day of August 2017 (RTGS Number: HDFCR52017083052634548)
 - iv. Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of RTGS to Vendor's Axis bank account on 30th day of August 2017 (RTGS Number: HDFCR52017083052650066)
 - v. Rs.9,34,000/- (Rupees Nine Lakhs Thirty Four Thousand Only) by way of Cheque No.000040, dated 31.08.2017 drawn on HDFC Bank Ltd., Financial District Branch
 - vi. Rs. 6,66,000/- (Rupees Six Lakhs Sixty Six Thousand Only) TDS paid by the Purchaser/Vendee
02. All the estate, right, title interest, claim and demand whatsoever of the Vendor into or upon the Schedule-II Property and every part thereof is hereby transferred to and stands vested in the Vendee herein.
03. The Vendee shall have and hold the Schedule-II Property unto and to their use and their successors, legal representatives and assignees absolutely and forever, in the manner they desires, as exclusive owners thereof for all time to come without any claim or demand whatsoever from the Vendor or any person claiming through or under it.

For Sandhya Hospitality Private Limited


Director

04. The Vendor do hereby covenant with the Vendee, that notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary, the Vendor is now lawfully seized and possessed of the said Schedule-II Property free from encumbrances, attachments, litigations, subsisting agreements of sale or defects in the title whatsoever and that the Vendor has full power and absolute authority to sell the said Schedule-II Property in the manner aforesaid.
05. The Vendor further covenants that it shall at the request and cost of the Vendee, their successors, assignees do or execute all such acts and deeds for further assuring the Schedule-II Property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.
06. The Schedule-II Property is clear and clean in every respect and there is no legal impediment or hurdle in the Vendor alienating the said Schedule-II Property in favour of the Vendee.
07. There are no land acquisition or requisition proceedings and no notice therefor was served on the Vendor so far other than the master plan road mentioned above.
08. In the event the Vendee or Buyer(s) from it being dispossessed of the whole or any portion of the Schedule-II Property, on account of any defect or deficiency in the title of the Vendor or due to any reason of any superior title claimed thereto by anyone else, the Vendor shall compensate and indemnify the loss incurred thereby to the Vendee.
09. That the VENDOR hereby assures the VENDEE, that it has paid all dues and taxes in respect of the Schedule property up to date of this registration and from this day onwards, the VENDEE shall be liable to pay the same. That the VENDOR hereby further assures that it will indemnify and compensate the VENDEE any claims with regards to the dues and taxes to be paid to the concerned authorities prior to the execution of the sale deed.
10. The Vendor has now delivered the vacant possession of the Schedule-II Property to the Vendee and the Vendee now holding the same and they is free to get the Schedule-II Property mutated in their name in all the concerned Records etc.
11. That the VENDOR hereby handed over the relevant copies of documents to the VENDEE.

For Sandhya Hospitality Private Limited


Director

12. That the rights, titles and interest have been transferred in favour of the VENDEE. The VENDEE shall hold and enjoy the Schedule-II property as absolute owner as the VENDEE like without any let or hindrance either from the VENDOR or any other person or persons whom so ever claiming through them.
13. That the VENDOR hereby agrees to sign all such papers and applications which shall be required by the VENDEE to change the name in municipal or any other concerned departments at the cost of VENDEE only.
14. That, the VENDOR hereby declare that the schedule-II property was not mortgaged by deposit of title deeds with any Bank, Co-op. Societies, Government Agencies or any other financial institutions. In the event of the same is found in future, the VENDOR shall indemnify the VENDEE.

SCHEDULE-I PROPERTY

All that piece and parcel of the non-agricultural land admeasuring 10,559 Sq. Yds., comprising of Sy. Nos.322 & Sy. No.323 situated at Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District and bounded by:

North	:	Remaining portion of land belongs to the Vendor
South	:	30' wide Road
East	:	Neighbours Land
West	:	20' wide Road

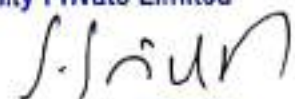
SCHEDULE-II PROPERTY

All that piece and parcel of the non-agricultural land admeasuring 6,660 Sq. Yds. out of total land admeasuring 10,559 Sq. Yds. covered by Sy. Nos.322 part and 323 part situated at Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District and bounded by:

North	:	Land belongs to the Vendor
South	:	30' wide Road
East	:	Land belongs to Sri P. Prasada Reddy and Another
West	:	20' wide Road

To gather with rights, liberties, easements, appurtenances attached thereto.

For Sandhya Hospitality Private Limited


Director

IN WITNESS WHEREOF this Deed of Sale is signed and delivered by the parties out of their free will and consent on the day, month and year first above written in the presence of the following witnesses.

FOR M/s. SANDHYA HOSPITALITY PRIVATE LIMITED,

For Sandhya Hospitality Private Limited



Director

(SARANALA SREEDHAR)

DIRECTOR

VENDOR

For M/s ACCOLITE INFRASTRUCTURE,

For Accolite Infrastructure



Partner

(VENKATA NARAYANA LEELA KUMAR KAZA)

MANAGING PARTNER

VENDEE

Witnesses:

1.



2.



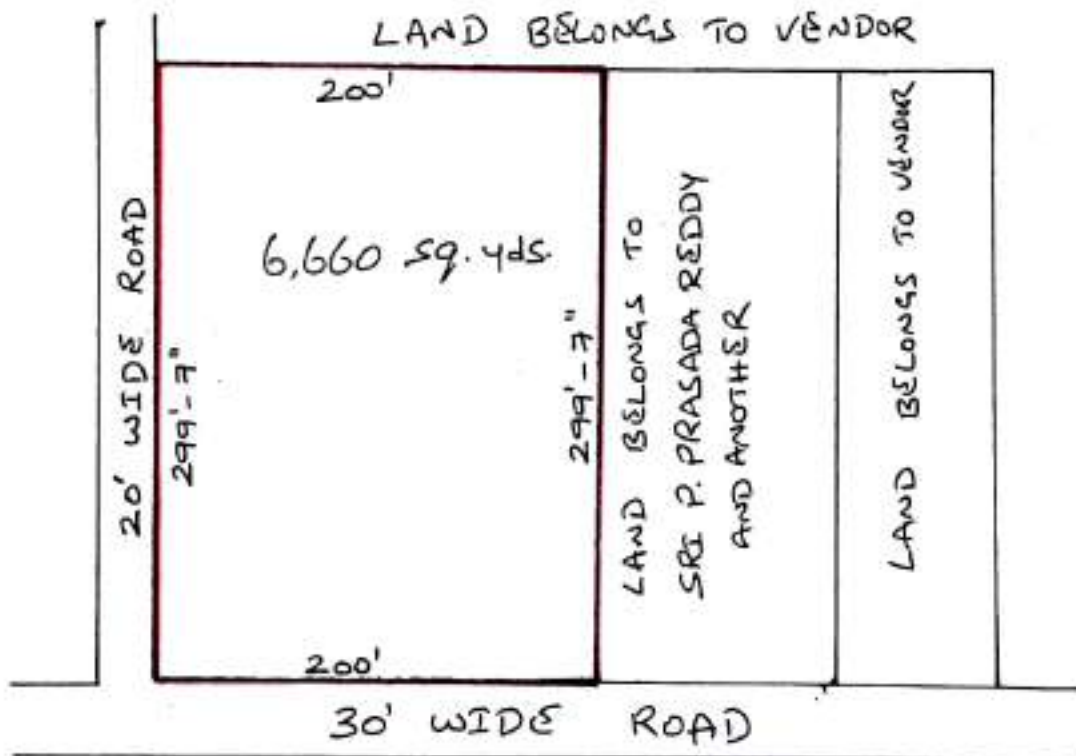
REGISTRATION PLAN SHOWING THE LAND COVERED BY SY. NOS.322 AND 323 SITUATED AT POPPALAGUDA VILLAGE, RAJENDRANAGAR MANDAL, RANGA REDDY DISTRICT.

VENDOR/S: M/s. SANDHYA HOSPITALITY PRIVATE LIMITED, rep. by its Director Sri SARANALA SREEDHAR, S/o. Sri S. BABU RAO

VENDEE/S: M/s ACCOLITE INFRASTRUCTURE, represented by its Managing Partner Sri VENKATA NARAYANA LEELA KUMAR KAZA, S/o Sri SRINIVASA RAO KAZA

Reference : Included [] Excluded []

Land area : 6,660 Sq. Yds. out of total land admeasuring 10,559 Sq. Yds. (Ac.2-07.26 Gts.)



WITNESSES:

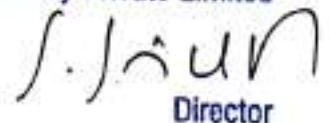
1. 
2. 

For Accolite Infrastructure



Partner

For Sandhya Hospitality Private Limited



Director

SIGNATURE OF VENDOR



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Hyderabad

2nd Floor , Corporate Bhawan, Bandlaguda , Tatti Annaram Village , Hyatnagar Mandal Hyderabad - 500068,
Telangana, INDIA

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): : U55101TG2004PTC044801

I hereby certify that the name of the company has been changed from Sunbeam Hospitality Private Limited to SANDHYA HOSPITALITY PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name Sunbeam Builders Private Limited

Given under my hand at Hyderabad this Twenty Third day of February Two Thousand Sixteen.

Signature Not Verified
Digitally Signed by Ministry
of Corporate Affairs - Govt
of India
Date: 2016.02.23 13:48:21
10017+00:20

N KRISHNAMURTHY
Registrar of Companies
Registrar of Companies
Hyderabad

Mailing Address as per record available in Registrar of Companies office:

SANDHYA HOSPITALITY PRIVATE LIMITED
202, SAPTHAGIRI RESIDENCY, 1-10-98/A,, CHIKOTI GARDENS, BEGUMPET,
HYDERABAD - 500016,
Telangana, INDIA

S. H. U. ✓

भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, आंध्र प्रदेश

नाम परिवर्तन के पश्चात नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U55101AP2004PTC044801

मैसर्स SUNBEAM BUILDERS PRIVATE LIMITED

जो मामले में, मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स
SUNBEAM BUILDERS PRIVATE LIMITED

जो मूल रूप में दिनांक आठ दिसम्बर दो हजार चार को कम्पनी अधिनियम, 1956 (1956 का 1) के अंतर्गत मैसर्स
SUNBEAM HOSPITALITY PRIVATE LIMITED

के रूप में निगमित की गई थी, ने कम्पनी अधिनियम, 1956 की धारा 21 की शर्तों के अनुसार विधिवत आवश्यक विनिश्चय पारित करके तथा
लिखित रूप में यह सूचित करके की उसे भारत का अनुमोदन, कम्पनी अधिनियम, 1956 की धारा 21 के साथ पठित, भारत सरकार, कम्पनी कार्य
विभाग, नई दिल्ली की अधिसूचना सं. सा. का. नि. 507 (अ) दिनांक 24.6.1985 एस्. आर्. एन. B31765019 दिनांक 21/02/2012 के द्वारा
प्राप्त हो गया है, उक्त कम्पनी का नाम आज परिवर्तित रूप में मैसर्स
Sunbeam Hospitality Private Limited

हो गया है और यह प्रमाण-पत्र, कथित अधिनियम की धारा 23(1) के अनुसरण में जारी किया जाता है।

यह प्रमाण-पत्र हैदराबाद में आज दिनांक इक्कीस फरवरी दो हजार बारह को जारी किया जाता है।

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Andhra Pradesh

Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number : U55101AP2004PTC044801

In the matter of M/s SUNBEAM BUILDERS PRIVATE LIMITED

I hereby certify that SUNBEAM BUILDERS PRIVATE LIMITED which was originally incorporated on Eighth day of December Two Thousand Four under the Companies Act, 1956 (No. 1 of 1956) as SUNBEAM HOSPITALITY PRIVATE LIMITED having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded thereto under Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507 (E) dated 24/06/1985 vide SRN B31765019 dated 21/02/2012 the name of the said company is this day changed to Sunbeam Hospitality Private Limited and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given at Hyderabad this Twenty First day of February Two Thousand Twelve.



Registrar of Companies, Andhra Pradesh

कम्पनी रजिस्ट्रार, आंध्र प्रदेश

*Note: The corresponding form has been approved by SHASHI RAJ DARA, Deputy Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

Sunbeam Hospitality Private Limited

202, SAPTHAGIRI RESIDENCY, 1-10-98/A,, CHIKOTI GARDENS, BEGUMPET,

HYDERABAD - 500016,

Andhra Pradesh, INDIA



1.1.11.11



प्रारूप आई आर

Form I

[See Regulation 16(1)]

निगमन का प्रमाण - पत्र

CERTIFICATE OF INCORPORATION

ता ०१:..... का सं

No 44801 of 20 04 - 2005

मैं एतद्वारा प्रमाणित करता हूँ कि आज

कम्पनी अधिनियम, 1956 के आधीन निगमित की गई है यह कम्पनी परिसीमित है।

I hereby certify that **SUNBEAM BUILDERS PRIVATE LIMITED**

is this day incorporated under the Companies Act, 1956 * (and that the Company is limited.)

मेरे हस्ताक्षर से आज ता को दिया गया।

Given under my hand at **HYDERABAD** this **EIGHTH**

day of **DECEMBER** **FOUR**
Two thousand and
(EIGHTEENTH AGRAHAYANA, 1926 SAKA)

CIN - U45200AP2004PTC44801

Seal

जे.एस.सी. - 1

J.S.C - 1

* TO BE OMITTED IN RESPECT OF UNLIMITED COMPANY



(D. VIJAYA BHASKAR)

कम्पनियों का रजिस्ट्रार

Registrar of Companies

Dy. Andhra Pradesh
Hyderabad.

SUNBEAM BUILDERS PRIVATE LIMITED

[Signature]

Director

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

FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT ADDRESS OF THE PRESENTAT/SELLER/ BUYER
		M/s. SANDHYA HOSPITALITY PRIVATE LIMITED rep. by its Director Sri SARANALA SREEDHAR, S/o. Sri S. BABU RAO, R/o. Plot No.52, Road No.10C, MLA & MPs Colony, Jubilee Hills, HYDERABAD. <u>VENDOR</u>
		M/s Accolite Infrastructure, rep. by its Managing Partner Sri. Venkata Narayana Leela Kumar Kaza, S/o Sri. Srinivasa Rao Kaza, R/o. C5, Meenakshi Trident Towers, Gachibowli, HYDERABAD. <u>PURCHASER</u>

SIGNATURE OF WITNESES:

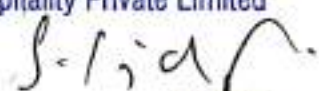
1. 
2. 

For Accolite Infrastructure



Partner

For Sandhya Hospitality Private Limited


Director

SIGNATURES OF THE EXECUTANTS



Saranala Sridhar
DOB: 21-04-1975
Gender: Male



7680 9846 3472

आधार - आम आदमी का अधिकार



स्वातंत्र्य प्राधिकरण
INDEPENDENT AUTHORITY OF INDIA

5/0 యస్ బిఎస్ ప్లాట్, PLOT NO 52,
విజయ కి కంపెనీస్ రోడ్, ఎం.ఎల్.ఎ
ఎం.ఎల్.ఎ రోడ్, జరిపే హిల్స్, జరిపే
హిల్స్, హైదరాబాద్, ట్యాగ్ నెంబర్,
500033

Address:
S/o S Babu Rao, Plot No 52, Vijaya
Cooperative Society, Mla Mps
Colony, Jubilee Hills, Jubilee Hills,
Hyderabad, Andhra Pradesh,
500033



1947
1900 300 1947



help@usda.gov



www.elpai.gov.tw

P.O. Box No. 1347,
Bengaluru-560 001



D Chaitan Sen
P Srujan Sen

ಪುಟ್ಟಿನ ತೆರೆ / DOB: 30/03/1975
ಪುರುಷ / MALE



9056 4514 6660

అధార్ - సామాన్య మానవుడి హక్కు



सर्वोच्च न्यायालय, भारत
भारत के न्यायाधीशों के आचार्य

[illegible]

Address:
S/O P Chandra Sekhar
Azeri, opp RS Brothers, 5th
no 51/9, Suphapalli, New
Madanaguda Miyapur
Seelingsampally, Hyderabad
Andhra Pradesh, India

[illegible] Springer

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Full-time and Part-time

भारत सरकार
GOVERNMENT OF INDIA



కాక వెంకట నారాయణ లీలా కుమార్
Kaza Venkata Narayana Leela Kumar
పుట్టిన సం./YoB: 1970
పురుషుడు Male



4840 9487 8396

అధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

[Signature]



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పిలువనామం:
S/O: కాక శ్రీనివాస రావు,
74-9-4, జీడి నగర్ చిటమట,
చిటయపాడ అర్బన్,
వెంకటేశ్వరపురం, కృష్ణా
ఆంధ్ర ప్రదేశ్, 520010

Address:
S/O: Kaza Srinivasa Rao, 74-9-
4, JD Nagar Palameta,
Vijayawada (Urban),
Venkateswarapuram, Krishna,
Andhra Pradesh, 520010

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బి వెంకటనాగార్జున్
B Venkatanagarjun

పుట్టిన సంవత్సరం / Year of Birth : 1981
పురుషుడు / Male

5721 4810 6808

అధార్ - సామాన్యని హక్కు

[Signature]



भारत सरकार
GOVERNMENT OF INDIA



ధమార్సింగ్ అప్పారావు
Dhamarsingh Apparao
DOB: 08-03-1977
Gender: Male



2945 4237 0509

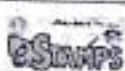
आधार - आम आदमी का अधिकार

Challan Proforma[Dept. copy]

Challan Proforma[Citizen copy]

Challan No:842GUJ310817

Challan No:842GUJ310817

Registration & Stamps
Department, TelanganaRegistration & Stamps
Department, Telangana

Fee Type : 2091

CBS Screen Number : 8888

Fee Type : 2091

CBS Screen Number : 8888

I Remitter Details

Name	ACCOLITE INFRASTRUCTURE
Address	C5 MEENAKSHI TRIDENT TOWERS GACHIBOWLI HYDERABAD
PAN Card Number	ABFFA0805P
Aadhar Card Number	
Mobile Number	*****278

I Remitter Details

Name	ACCOLITE INFRASTRUCTURE
Address	C5 MEENAKSHI TRIDENT TOWERS GACHIBOWLI HYDERABAD
PAN Card Number	ABFFA0805P
Aadhar Card Number	
Mobile Number	*****278

II Executant Details

Name	SANDHYA HOSPITALITY PRIVATE LIMITED
Address	PLOT NO 22 HUDA TECHNO ENCLAVE MADHAPUR HYDERABAD

II Executant Details

Name	SANDHYA HOSPITALITY PRIVATE LIMITED
Address	PLOT NO 22 HUDA TECHNO ENCLAVE MADHAPUR HYDERABAD

III Claimant details

Name	ACCOLITE INFRASTRUCTURE
Address	C5 MEENAKSHI TRIDENT TOWERS GACHIBOWLI HYDERABAD

III Claimant details

Name	ACCOLITE INFRASTRUCTURE
Address	C5 MEENAKSHI TRIDENT TOWERS GACHIBOWLI HYDERABAD

IV Document Nature

Nature of Document	SALE DEED
Property Situated in(District)	RANGAREDDY

IV Document Nature

Nature of Document	SALE DEED
Property Situated in(District)	RANGAREDDY

V Amount Details

Stamp Duty	2664000
Transfer Duty	999000
Registration Fee	333000
User Charges	100
TOTAL	3996100

V Amount Details

Stamp Duty	2664000
Transfer Duty	999000
Registration Fee	333000
User Charges	100
TOTAL	3996100

Total in Words	THIRTY NINE LAKH NINETY SIX THOUSAND ONE HUNDRED RUPEES ONLY
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Total in Words	THIRTY NINE LAKH NINETY SIX THOUSAND ONE HUNDRED RUPEES ONLY
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Date(DD-MM-YYYY)	31-08-2017
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Date(DD-MM-YYYY)	31-08-2017
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Journal No.	080804622
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Journal No.	080804622
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Stamp & Signature	
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Stamp & Signature	
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