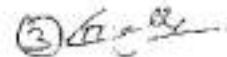


14. The Vendors shall, from time to time and at all times hereinafter, do and execute and / or cause to be done such other / and further lawful acts, deeds, things and assurances whatsoever as may be or shall be reasonably required in getting mutation in the Revenue records or in any other concerned departments.
15. This Document has been executed on a Rs.100/- (rupees one hundred rupees only) and the Vendees have paid the Deficit Stamp Duty of Rs. 2,377.00, Registration Fee 1140 and other charges amounting to Rs. 100 sum aggregating to Rs. 2,51,210/- vide bank challan No. 913798 dtd. 3-3-05 of SI H, SANATH NAGAR Branch, Hyderabad.
16. The Vendors have delivered all the papers in original pertaining to the title in respect of the Schedule Property to the Vendee and declare that they do not have any more papers pertaining to the schedule properties.
17. The Vendors hereby declare that there are no mines, or quarries of granite, no fish/prawn ponds, no industry or manufacturing unit of any commercial nature in the schedule property now being transferred.

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**STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY UNDER RULE 3 OF
A.P.STAMP (PREVENTION OF UNDER VALUATION OF INSTRUMENT) RULES, 1975**

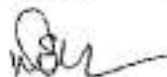
We

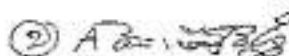
1. Sri.Modini Shiva Murthy S/o. Sri. Shankarappa age: 27 years
years,Occupation: Agriculture R/o Maheshwaram Village &
Mandal, Ranga Reddy District.
2. Sri.Adam Mohan Reddy S/o. Sri. A.Yadagiri Reddy age:35
years,Occupation: Business, r/o Sirigiripur Village,
Maheshwaram Mandal, Ranga Reddy District.
3. Sri.Maddi Narayana Reddy S/o. Sri.Ranga Reddy age:40 years,
Occupation:Agriculture, r/o H.No.3-4-289, Lingampally,
Kachiguda, Hyderabad - 27.
4. Sri.D. Chandrashekarappa S/o. Sri.D.Basappa age:62 years,
Occupation:Business, R/o H.No.5-161, Adarshnagar,
Serilingampalli, Ranga Reddy Dist.
5. Smt. Meena Bai D/o.Nityanand age 43 years, Occupation:
Housewife,R/o. H.No.22-6-150, Pathargetty, Charminar,
Hyderabad.

represented by registered Agreement of Sale-cum-General
Power of Attorney holders Sri Adam Mohan Reddy S/o. Sri.
A.Yadagiri Reddy age:35 years,Occupation: Business r/o
Sirigiripur Village, Maheshwaram Mandal, Ranga Reddy
District, bearing document No. 1643/2002 dtd. 4th July 2012.

do hereby declare and state to the best of our knowledge and belief that
the market value of the property is as follows:

Sl.No.	Place	Sy No.	Area	Value(in Rs.)	Total M.rkt value
01	Maheshwaram Village & Mandal R.R. Dist.	381	Ac. 4.69 Gts		
		382	Ac. 2.31 Gts	Rs.100000/-	Rs.2 ,80,000/-
		383	Ac.14.12Gts	per acre	
		Total		Ac. 21.12 Gts	

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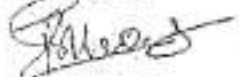
SCHEDULE OF PROPERTY

All that property being agricultural lands totally aggregating to Ac.21-52 guntas covered by Sy.Nos. 381(Ext.Ac.4-39 Gts), 382(Ext.Ac.2-21 Gts) and 383(Ext.Ac.14-12 Gts) situated within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; and bounded as follows:

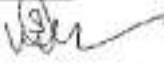
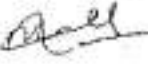
NORTH	:	BY Road
SOUTH	:	BY Land in Sy.no.306
EAST	:	BY Land in Sy.No.181(P),182(P)
WEST	:	BY Neighbours Land

IN WITNESSES whereof the Vendors have put their hands on the day, month and year first mentioned before the following

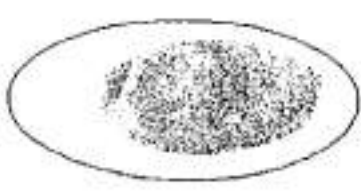
WITNESSES.

1. 
2. 

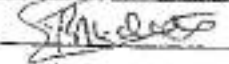
VENDORS

1. 
2. 
3. 
4. 
5. 

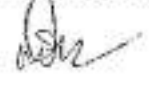
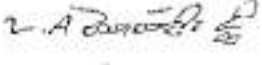
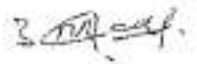
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

Sl No. FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
		Sri. M. Shiva Murthy of. Shankarappa Rd Maheshwaram 24 G. Mandar. R. Reddy
		Sri. D. Mohan Reddy of. D. Yodagiri Reddy. of. Singiripudi 24 Maheshwaram Mandar R. Reddy
		Sri. M. Narayana Reddy of. Ranga Reddy of. Tummala 24 Maheshwaram Mandar R. Reddy
		Sri. D. Chandrababu of. D. P. Reddy. of. 5-16, Maheshwaram Sethi Rangayya (M) R. Reddy

SIGNATURE OF WITNESSES:

1. 
2. 

SIGNATURE OF THE EXECUTANT'S

1. 
2. 
3. 

For Sridhar Property Developers Pvt. Ltd.

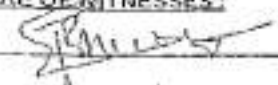
A. Anna

Director

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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			Int. Heena Bas dp. Nitya Regd NO 22-6-199 Pattabargally Chinnam Hrs.
			A. N. N. Reddy. G. S. Yashwanth Reddy. G. S. Yashwanth Reddy. Maheshwaram road Long Reddy
			G. UMA REDDY 8-2-703/A/6/B, ROAD NO. 12, BANARA HILLS, HYDERABAD - 500034. DIRECTOR, M/s. SRIDHAR PROPERTY DEVELOPERS PVT LTD.
		PASSPORT SIZE PHOTO BLACK & WHITE	

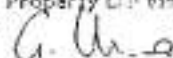
SIGNATURE OF WITNESSES:

1. 

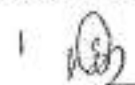
2. 

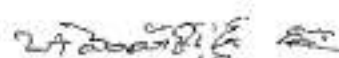
SIGNATURE OF THE EXECUTANT'S

For Sridhar Property Developers Pvt. Ltd.,



Director

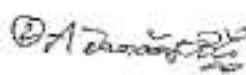






PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32-A
OF REGISTRATION ACT, 1908

Sl. No.	Left Thumb Finger Print in Black Ink	Passport size Photograph	Name and address
1.			G. UMA REDDY 8-2-703/A/1/B, ROAD NO. 12, BANJARA HILLS, HYDERABAD - 50034.
2.			T. UTAM REDDY S/O T. RATAGOPAL REDDY BUSINESS PLOT 90 Rm 2 BANJARA HILLS HYD
3.			

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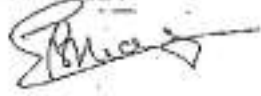
SIGNATURE OF VENDOR

I send herewith my photograph and fingerprints in the form prescribed through my representative Sri. T. UTAM REDDY S/O T. RATAGOPAL REDDY years, A/o. PLOT NO 90. Rm 2 BANJARA HILLS as I cannot appear personally before the Registering officer in the Office of Sub-Registrar of Assurances.

SIGN OF REPRESENTATIVE

SIGN. OF VENDEE

WITNESSES:

1.  2. 

**REGISTRATION PLAN OF AGRICULTURE LAND
BEARING SY.NO'S. 381,382 & 383. SITUATED AT. MAHESHWARAM VILL, GE &
MANDAL RANGA REDDY, DIST.**

VENDORS: 1). SRI. MODINI SHIVA MURTHY S/o. SRI. SHANKARAPPA.
2. SRI. ADAM MOHAN REDDY S/o. SRI. A. YADAGIRI REDDY.
3). SRI. MADDI NARAYANA REDDY S/o. SRI. RANGA REDDY.
4. SRI. D. CHANDRASHEKARAPPA S/o. SRI. D. BASAPPA.
5). SMT. MEENA BAI D/o. NITYANAND

REP. BY : SRI. ADAM MOHAN REDDY. S/o. SRI. A. YADAGIRI REDDY.

VENDEE: SRIDHAR PROPERTY DEVELOPERS PVT. LTD.

REP. BY : G. UMA REDDY.

REFERENCE:

TOTAL LAND AREA: 21 A.C. 32 Gts

INCLUDED ☐

EXCLUDED ☐

SCALE:

N



VENDEE SIGN:

VENDOR SIGN:

WITNESSES

1).

2).

G. Uma
Director

A. Uma
G. Uma



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్, ANDHRA PRADESH

05AA 178491

స. నెంబర్ 112/05, రి. 100

B. Amilam

○ వల్లెశి (PRD)

E. నెంబర్ 1003

స. నెంబర్ 112/05, రి. 100

S. N. 112/05, R. 100

అది B. Amilam, Ranga Reddy District, and another

SALE DEED

This Deed of Sale is made and executed on this the 3rd day of March 2005 by:

1. Sri. Adam Mohan Reddy S/o. Sri. A. Yadagiri Reddy age: 35 years, Occupation: Business R/o Sirigiripur Village, Maheshwaram Mandal, Ranga Reddy District.
2. Sri. D. Chandrashekarappa S/o. Sri. D. Basappa age: 62 years, Occupation: Business, R/o H.No. 5-161, Adarshnagar, Serilingampalli, Ranga Reddy Dist.

(Hereinafter called the VENDORS which expression unless it is repugnant to the meaning or context thereof shall mean and include their heirs, legal representatives, administrators, nominee/s and assignee/s) PARTY OF THE FIRST PART.

A. Amilam

Contd...2

26-03-2005

IN FAVOUR OF

1. Sri. Mr.Nitin Ramesh Chandra S/o. Sri.Late Ramesh Chandra Premji age:48 years, Occupation: Business residing at Plot No .351/A, Road No.23, Jubilee Hills, Hyderabad
2. Sri.Dhiren Ramesh Chandra S/o. Sri.Late Ramesh Chandra Premji age:43 years, Occupation: Business residing at Plot no. 564 A/30 Road No.92, Jubilee Hills,Hyderabad .

(Hereinafter called the VENDEE which expression unless it is repugnant to the meaning or context thereof shall mean and include his heirs, legal representatives representatives , administrators, nominees and assigns).

WHEREAS Vendor No. 1 has purchased agricultural lands aggregating to Ac. 7-00 Guntas situated in Sy.Nos.381 (P) (ext. Ac 1-00 Guntas) and Sy.No.382 (P) (ext Ac.6-00 guntas) situated within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; having purchased the same from the previous owners viz., 1)Sri.K.Satish Kumar,S/o.Sri.K.Gurucharanam and (2) Smt. K. Vijaya Laxmi,W/o.Sri.K.Gurucharanam under a Sale Deed registered as document No. 969/2002 dtd. 15th April 2002;

The MRO Maheshwaram Mandal has issued separate Patta Pass Book and Title deeds to the Vendor 1 under Patta pass book No.408973 and Title Deed No.291971 .

A. Srinivas Reddy

Dr. Srinivas Reddy

Contd...3

WHEREAS Vendor No. 2 has purchased all that agricultural lands admeasuring Ac 7-00 Guntas situated in Sy.Nos.382 (P) situated within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; having purchased the same from the previous owners 1) Sri.Middinti Chandraiah, S/o.Jangaiah; 2) Sri.Middinti Sambasivudu, S/o.Jangaiah and 3) Sri.G.Venkat Reddy, S/o. Late .G.Venkat Reddy represented by AGPA (Doc.no.255/2002 dt. 30.01.2002) holder Sri.K.Mahender Reddy, S/o. Sri.K.Ramakrishna Reddy vide Sale Deed registered as document No. 972/2002 dtd. 15th April 2002; and is in physical possession and enjoyment ever since.

The MRO Maheshwaram Mandal has issued separate Patta Pass Book and Title deeds to the Vendor 2 under Patta pass book No.408975 and Title Deed No.291968.

WHEREAS Vendors 1 and 2 alongwith four others namely (1)Sri.M. Narayana Reddy S/o. Sri. Ranga Reddy and (2) Smt.Meena Bai, D/o.Sri.Nityanand and (3) Sri.Adam Mohan Reddy ,S/o.Sri.A.Yadagiri Reddy and (4) Sri.Devi Reddy Kishore Reddy,S/o Sri.Konda Reddy are absolute owners of lands aggregating to Ac.44.15 Guntas in Sy.No.381, 382 and 383, Maheshwaram Village & Mandal, RR District. The individual Vendors' ownership according to the registered sale deeds and title deeds issued by MRO Maheshwaram in each Sy.Nos. and aggregating areas is given below:

	Sy.No.381	Sy.No.382	Sy.No.383	Total
Sri.ModiniShiva Murthy	Ac.5-04 Gts	---	---	Ac.5-04 Gts
Sri.DeviReddy KishoreReddy	Ac.5-04 Gts	Ac.5-35 Gts	---	Ac.10-39Gt
Vendor 1	Ac.1-00 Gts	Ac.6-00 Gts	---	Ac.7-00 Gts
Sri.M.Narayana Reddy	---	---	Ac.8-12 Gts	Ac.8-12 Gts
Vendor No.2	---	Ac.7-00 Gts	---	Ac.7-00 Gts
Smt.Meena Bai	---	---	Ac.6-00 Gts	Ac.6-00 Gts
Total of 2 Vendors	Ac.11-08Gts	Ac.18-35Gts	Ac.14-12Gts	Ac.44-15Gt

Contd....4



WHEREAS upon survey and physical measurement the land area in Sy.Nos. 381,382 and 383 put together is found to be only Ac.42-15 Gts. The Vendors 1 to 2 alongwith four others namely (1) Sri.M.Narayana Reddy, S/o.Sri Ranga Reddy and (2) Smt.Meena Bai, D/o.Sri.Nityanand and (3) Sri.A.Mohan Reddy, S/o.Sri.A.Yadagiri Reddy and (4) Sri.Devi Reddy Kishore Reddy,S/o Sri.Konda Reddy have mutually agreed to absorb the shortfall of Ac.2-00 Gts., in their entitlement from Sy.Nos.381(Ext. Ac.1-00 Gt) and 382(Ext.Ac.1-00Gt). Accordingly the Vendors 1 to 2 and (1) Sri.M.Narayana Reddy (2) Smt.Meena Bai D/o.Sri. Nityanand (3) Sri.A.Mohan Reddy, S/o.Sri.A.Yadagiri Reddy and (4) Sri.Devi Reddy Kishore Reddy,S/o Sri.Konda Reddy are now having clear marketable right, title, interest, possession and or otherwise to entitled to sell all that lands aggregating to an extent of Ac.42-15 Gts covered in Sy.Nos. 381(Ext.Ac.10-08 Gts),382(Ext.Ac.17-35 Gts) and 383(Ext.14-12 Gts).

The individual Vendors' ownership according to their possession in each Sy.Nos. and total areas is given below:

	Sy.No.381	Sy.No.382	Sy.No.383	Total
Sri.ModiniShiva Murthy	Ac.4-39 Gts	----	----	Ac.4-39 Gts
Sri.DeviReddy KishoreReddy	Ac.4-33.5Gt	Ac. 5-14 Gts	----	Ac.10-07.5Gt
Vendor 1	Ac.0-15.5Gt	Ac. 6-00 Gts	----	Ac.6-15.5Gt
Sri.M.Narayana Reddy	----	-----	Ac. 8-12 Gts	Ac.8-12 Gts
Vendor No.2	----	Ac. 6-21 Gts	-----	Ac.6-21 Gts
Smt.Meena Bai	----	-----	Ac. 6-00 Gts	Ac.6-00 Gts
Total	Ac.10-08Gt	Ac.17-35Gt	Ac.14-12Gt	Ac.42-15Gt

WHEREAS the Vendors herein jointly for their personal needs offered to sell and the VENDEE has accepted to purchase all those agricultural lands totally aggregating to Ac. 5-00 guntas Jointly owned by Vendor No. 1 to 2. covered by Sy.Nos. 381(Ext.Ac.0-15.5 Gts) and 382(Ext.Ac.4-24.5 Gts) within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; more fully described in the schedule hereto and hereinafter referred to as the 'Schedule Property' for a total consideration of Rs.5,00,000/- (Rupees Five lakh only) calculated @ Rs. 100000/- (Rupees One lakh only) per acre.

A *[Signature]*

Contd....5

[Signature]

The exact areas in each Survey Number being transferred and conveyed under this Sale Deed by the Vendors 1 to 2 is fully described below:

	Sy.No.381	Sy.No.382	Total
Vendor No.1	Ac.0-15.5 Gts	----	Ac.0-15.5Gts
Vendor No.2		Ac.4-24.5Gts	Ac.4-24.5Gts
Total	Ac.0-15.5 Gt	Ac.4-24.5Gts	Ac. 5-00Gts

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In consideration of a sum of Rs.5,00,000/- (Rupees Five lakhs only) the Vendors herein jointly convey their right, title and interest in the Schedule Property being agricultural lands totally aggregating to Ac. 5-00 guntas covered by Sy.Nos. 381(Ext.Ac.0-15.5 Gts) and 382(Ext.Ac.4- 24.5 Gts) within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; in favour of the Vendees absolutely and forever.
2. The Vendees has paid entire sale consideration aggregating to a sum of Rs.5,00,000/- (Rupees five lakhs only)to the Vendors 1 to 2 as under:
 - (a) Vendor No. 1 Rs.38,750/- (Rupees Thirty eight thousand seven hundred and fifty only) by bankers cheque No.402087 dtd.03/03/2005 drawn on SBI, Jubilee Hills branch, Hyderabad.
 - (b) Vendor No. 2 Rs.4,61,250/- (Rupees Four lakh sixty one thousand two hundred and fifty only) by bankers cheques
 - (a) No.402074 dtd.03/03/2005 for Rs.1,52,500/-
 - (b) No.402086 dtd.03/03/2005 for Rs.1,70,000/- &
 - (c) No.402088 dtd.03/03/2005 for Rs.1,38,750/-

all drawn on SBI, Jubilee Hills branch, Hyderabad; and obtained their signed and stamped receipt. The Vendors 1 to 2 hereby acknowledge receipt of the total sale consideration in final discharge of the obligations of the Vendees for the execution of the Sale Deed by the Vendors with respect to the Schedule Property and relieves the Vendees from the payment thereof.
3. The Vendors hereby sell, transfer, convey and grant by way of absolute sale of the Schedule Property in favour of the Vendees free from all encumbrances, and charges, together with all the rights, liberties, easements and appurtenance thereto.

A. Rao and P. B.

Continued... 6

4. The Vendors have already delivered the vacant physical possession of the Schedule Property to the Vendees. The Vendees shall hold the Schedule Property absolutely and for ever.
5. The Vendors covenants that they have subsisting valid and marketable title and possession of the Schedule Property and that no other person/s has any title, share, right or interest over the same or any part thereof.
6. The Vendors covenants that the Schedule Property is free from all encumbrances, charges, mortgages, Court Proceedings, sureties, bonds etc. In the event any encumbrances or charges are found over the Schedule Property, the same shall be indemnified by the Vendors to the Vendees.
7. The Vendors covenants that they have not done any act whereby they are dobarred to sell or transfer the Schedule Property in favour of the Vendees.
8. The Vendors further declare that there is no tenancy with respect to the Schedule Property, that there is no application by any tenant which was ever filed or is now pending with respect to the Schedule Property. The Schedule Property is also not land which is covered by Section 38 E of the A.P. Telangana Area Tenancy Act.
9. The Vendors covenant that the Schedule Property is not an assigned land within the meaning of the sub-sec 1 of Sec. 2 of A. P Assigned Lands (Prohibition of Transfers) Act, 1977.
10. The Vendees shall have quiet, peaceful possession and enjoyment of the Schedule Property free from any interruption or disturbance either by the Vendors or any other party claiming through them.

A. Ven. S. P. S.

[Signature]

Contd...7

11. The Vendors further declare that there is no proposed acquisition by Government in respect of the schedule property hereby conveyed or any acquisition proceedings are pending as on date. If any part or portion of the schedule property is acquired by the Government at a later date in-so-far as it relates to any acquisition notice/proceedings prior to the date of this deed of sale the Vendors undertake to compensate/ make good the Vendees to the extent of such acquisition either in cash or land.
12. The Vendors covenants that they have paid land revenue, cess upto the date of registration of this Sale Deed and undertakes to pay the charges, if any, payable upto the date of registration.
13. The Vendors covenants to indemnify the Vendees against all losses which the Vendees may sustain by reason of any defect in the title of the Vendors over the Schedule Property hereby granted and conveyed.
14. The Vendors shall, from time to time and at all times hereinafter, do and execute and / or cause to be done such other / and further lawful acts, deeds, things and assurances whatsoever as may be or shall be reasonably required in getting mutation in the Revenue records or in any other concerned departments.
15. This Document has been executed on a Rs.100/- (rupees one hundred rupees only) and the Vendeess have paid the Deficit Stamp Duty of Rs. 54900, Registration Fee 2500 and user charges amounting to Rs. 100 sum aggregating to Rs. 57500 vide bank challan No. 91379 dtd. 3rd-3-08 of SBH, Ganath nagar Branch, Hyderabad.
16. The Vendors have delivered all the papers in original pertaining to the title in respect of the Schedule Property to the Vendees and declare that they do not have any more papers pertaining to the schedule properties.
17. The Vendors hereby declare that there are no mines, or quarries of granite, no fish/prawn ponds, no industry or manufacturing unit of any commercial nature in the schedule property now being transferred.

A. Dhanraj

[Signature]

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY UNDER RULE 3 OF
A.P.STAMP (PREVENTION OF UNDER VALUATION OF INSTRUMENT) RULES, 1975

We

1. Sri.Adam Mohan Reddy S/o. Sri. A.Yadagiri Reddy age:35
years,Occupation: Business r/o Sirigiripur Village.
Maheshwaram Mandal, Ranga Reddy District.
2. Sri.D. Chandrashekarappa S/o. Sri.D.Basappa age:62 years,
Occupation:Business, R/o H.No.5-161, Adarshnagar,
Serilingampalli, Ranga Reddy Dist.

do hereby declare and state to the best of our knowledge and belief that
the market value of the property is as follows:

Sl.No.	Place	Sy No.	Area	Value(in Rs.)	Total Mrkt value
01	Maheshwaram Vill. & Mandal	381	Ac.0-15.5 Gts	Rs.100000/-	Rs.5,00,000/-
	R.R. Dist.	382	Ac.4-24.5 Gts	per acre	
		Total	Ac.5-00		

A. Chandrashekarappa

S. Chandrashekarappa

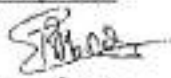
SCHEDULE OF PROPERTY

All that property being agricultural lands totally aggregating to Ac.5-00 guntas covered by Sy.Nos. 381(Ext.Ac.0-15.5 Gts) and 382(Ext.Ac.4-24.5 Gts) situated within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; and bounded as follows:

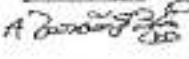
NORTH	:	BY Land in Sy.No.381(P),382(P)
SOUTH	:	BY Land in Sy.No.382(P)
EAST	:	BY Land in Sy.No.321
WEST	:	BY Land in Sy.No.381(P),382(P)

IN WITNESSES whereof the Vendors have put their hands on the day, month and year first mentioned before the following

WITNESSES

1. 
2. T. Reddy

VENDORS

1. A. 
2. 

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

S.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER BUYER
			<u>Sr. D. Mohan Reddy.</u> <u>40. A. Yadaiah Reddy</u> <u>40 Sirigipudi village</u> <u>Maheshwaram Mandal.</u> <u>Rangareddy Dist.</u>
			<u>D. Chandrashekharappa.</u> <u>40. D. Dasappa</u> <u>40 No 5-161, Adarsh Nagar</u> <u>Seti Rangareddy,</u> <u>Rangareddy Dist.</u>
			<u>NITIN RAMESHCHANDRA</u> <u>Plot # 351/A, ROAD # 23,</u> <u>JUBILEE HILLS,</u> <u>HYDERABAD - 500033</u>
			<u>DHIREN RAMESHCHANDRA</u> <u>Plot No. 524 A/30,</u> <u>Rd. No 92, JUBILEE HILLS,</u> <u>HYDERABAD - 500033.</u>

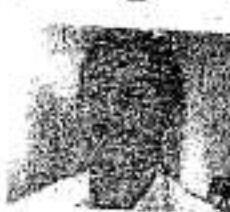
SIGNATURE OF WITNESSES:

- S. M. S. S.
- T. R. R.

(Signature of the executant)

SIGNATURE OF THE EXECUTANT'S

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

No.	Left Thumb Finger Print in Black Ink	Passport size photo	Name and address
1.			NITIN RAMESHCHANDRA PLOT # 351/A, ROAD # 23, JUBILEE HILLS, HYDERABAD-500033
2.			DHIREN RAMESHCHANDRA PLOT # 564/A/30 ROAD # 92, JUBILEE HILLS, HYDERABAD-500033
3.			T. UTTAM REDDY 9 OF RAJASOPAN REDDY PLOT NO 9 ROAD NO 2 B. HILL, HYD.

SIGNATURE OF VENDOR

I send herewith my photograph and fingerprints in the form prescribed through my representative Sri. T. UTTAM REDDY of RAJASOPAN REDDY years, R/o. B. HILL, HYD. as I cannot appear personally before the Registering officer in the Office of Sub-Registrar of Assurances.

SIGN OF REPRESENTATIVE

WITNESSES:

1. S. Ramesh 2. T. Ramesh

SIGN. OF VENDEE





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
05AA 178492
K. Venkatesh
B. Anil Kumar
E. Srinivasulu
Mallech R.R.O.
HIS NUCON Industries (P) Ltd.
D.No. 11-5-1/2, Panchajanya, Hyd.

SALE DEED

This Deed of Sale is made and executed on this the 3rd day of March 2005 by:

1. Sri. Adam Mohan Reddy S/o. Sri. A. Yadagiri Reddy age: 35 years, Occupation: Business R/o Sirigiripur Village, Maheshwaram Mandal, Ranga Reddy District.
2. Sri. D. Chandrashekarappa S/o. Sri. D. Basappa age: 62 years, Occupation: Business, R/o H.No. 5-161, Adarshnagar, Serilingampalli, Ranga Reddy Dist.

(Hereinafter called the VENDORS which expression unless it is repugnant to the meaning or context thereof shall mean and include their heirs, legal representatives, administrators, nominee/s and assignee/s) PARTY OF THE FIRST PART.

① A. Srinivasulu

Contd...2

9/3/05

02:
IN FAVOUR OF

M/s.Nuccon Industries Pvt Ltd, a private limited company represented by its Chairman Sri. Hemant Jalan S/o.Sri. R.N. Jalan age 47th years, Occ.Business R/o. Plot No. 520, Gulmohar Avenue, Rajbhavan Road, Hyderabad ;duly authorized by a resolution dated 2nd March 2005.

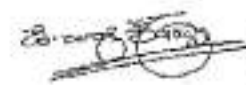
(Hereinafter called the VENDEE which expression unless it is repugnant to the meaning or context thereof shall mean and include his heirs, legal representatives representatives , administrators, nominees and assigns).

① (Hereinafter called the VENDEE which expression unless it is repugnant to the meaning or context thereof shall mean and include his heirs, legal representatives representatives , administrators, nominees and assigns).

① WHEREAS Vendor No. 1 has purchased agricultural lands aggregating to Ac. 7-00 Guntas situated in Sy.Nos.381 (P) (ext. Ac 1-00 Guntas) and Sy.No.382 (P) (ext Ac.6-00 guntas) situated within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; having purchased the same from the previous owners viz., 1)Sri.K.Satish Kumar,S/o.Sri.K.Gurucharanam and (2) Smt. K. Vijaya Laxmi,W/o.Sri.K.Gurucharanam under a Sale Deed registered as document No. 969/2002 dtd. 15th April 2002;

The MRO Maheshwaram Mandal has issued separate Patta Pass Book and Title deeds to the Vendor 1 under Patta pass book No.408973 and Title Deed No.291971

① A. Srinivasulu



Contd...3

WHEREAS Vendor No. 2 has purchased all that agricultural lands admeasuring Ac. 7-00 Guntas situated in Sy.Nos.382 (P) situated within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; having purchased the same from the previous owners 1) Sri.Middinti Chandraiah, S/o.Jangaiah; 2) Sri.Middinti Sambasivudu, S/o.Jangaiah and 3) Sri.G.Venkat Reddy, S/o. Late G.Venkat Reddy represented by AGPA (Doc.no.255/2002 dt. 30.01.2002) holder Sri.R.Mahender Reddy, S/o. Sri.K.Ramakrishna Reddy vide Sale Deed registered as document No. 972/2002 dtd. 15th April 2002; and is in physical possession and enjoyment ever since.

The MRO Maheshwaram Mandal has issued separate Patta Pass Book and Title deeds to the Vendor 2 under Patta pass book No.408975 and Title Deed No.291965.

WHEREAS Vendors 1 and 2 alongwith four others namely (1)Sri.M. Narayana Reddy S/o. Sri. Ranga Reddy and (2)Smt.Meena Bai, D/o.Sri.Nityanand and (3) Sri.Adam Mohan Reddy, S/o.Sri.A.Yadagiri Reddy and (4) Sri.Devi Reddy Kishore Reddy,S/o Sri.Konda Reddy are absolute owners of lands aggregating to Ac.44.15 Guntas in Sy.No.381, 382 and 383, Maheshwaram Village & Mandal, RR District. The individual Vendors' ownership according to the registered sale deeds and title deeds issued by MRO Maheshwaram in each Sy.Nos. and aggregating areas is given below:

	Sy.No.381	Sy.No.382	Sy.No.383	Total
Sri.ModiniShiva Murthy	Ac.5-04 Gts	---	----	Ac.5-04 Gts
Sri.DeviReddy KishoreReddy	Ac.5-04 Gts	Ac.5-35 Gts	----	Ac.10-39Gt
Vendor 1	Ac.1-00 Gts	Ac.6-00 Gts	----	Ac.7-00 Gts
Sri.M.Narayana Reddy	---	---	Ac.8-12 Gts	Ac.8-12 Gts
Vendor No.2	---	Ac.7-00 Gts	----	Ac.7-00 Gts
Smt.Meena Bai	---	---	Ac.6-00 Gts	Ac.6-00 Gts
Total	Ac.11-08Gts	Ac.18-35Gts	Ac.14-12Gts	Ac.44-15Gt

A Divisional Officer



Contd....4

WHEREAS upon survey and physical measurement the land area in Sy.Nos. 381,382 and 383 put together is found to be only Ac.42-15 Gts. The Vendors 1 to 2 alongwith four others namely (1) Sri.M.Narayana Reddy, S/o.Sri.Ranga Reddy and (2) Smt.Meena Bai, D/o.Sri.Nityanand and (3) Sri.A.Mohan Reddy, S/o.Sri.A.Yadagiri Reddy and (4) Sri.Devi Reddy Kishore Reddy,S/o Sri.Konda Reddy have mutually agreed to absorb the shortfall of Ac.2-00 Gts. in their entitlement from Sy.Nos.381(Ext. Ac.1-00 Gt) and 382(Ext.Ac.1-00Gt). Accordingly the Vendors 1 to 2 and (1) Sri.M.Narayana Reddy (2) Smt.Meena Bai D/o.Sri. Nityanand (3) Sri.A.Mohan Reddy, S/o.Sri.A.Yadagiri Reddy and (4) Sri.Devi Reddy Kishore Reddy,S/o Sri.Konda Reddy are now having clear marketable right, title, interest, possession and or otherwise to entitled to sell all that lands aggregating to an extent of Ac.42-15 Gts covered in Sy.Nos. 381(Ext.Ac.10-08 Gts),382(Ext.Ac.17-35 Gts) and 383(Ext.14-12 Gts).

The individual Vendors' ownership according to their possession in each Sy.Nos. and total areas is given below:

	Sy.No.381	Sy.No.382	Sy.No.383	Total
Sri.ModiniShiva Murthy	Ac.4-39 Gts	----	----	Ac.4-39 Gts
Sri.DeviReddy KishoreReddy	Ac.4-33.5Gt	Ac. 5-14 Gts	----	Ac.10-07.5Gt
Vendor 1	Ac.0-15.5Gt	Ac. 6-00 Gts	----	Ac.6-15.5Gt
Sri.M.Narayana Reddy	----	-----	Ac. 8-12 Gts	Ac.8-12 Gts
Vendor No.2	----	Ac. 6-21 Gts	----	Ac.6-21 Gts
Smt.Meena Bai	----	-----	Ac. 6-00 Gts	Ac.6-00 Gts
Total	Ac.10-08Gt	Ac.17-35Gt	Ac.14-12Gt	Ac.42-15Gt

WHEREAS the Vendors herein jointly for their personal needs offered to sell and the VENDEE has accepted to purchase all those agricultural lands totally aggregating to Ac. 5-00 guntas Jointly owned by Vendor No. 1 to 2. covered by Sy.Nos. 382(Ext.Ac.5-00 Gts) within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; more fully described in the schedule hereto and hereinafter referred to as the 'Schedule Property' for a total consideration of Rs.5,00,000/- (Rupees Five lakh only) calculated @ Rs. 100000/- (Rupees One lakh only) per acre.

A. Sankar Reddy

S. Sankar Reddy

Contd....5

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The exact areas in each Survey Number being transferred and conveyed under this Sale Deed by the Vendors 1 to 2 is fully described below:

	Sy.No.381	Sy.No.382	Total
Vendor No.1	---	Ac.4-24.5Gts	Ac.4-24.5Gts
Vendor No.2	---	Ac.0-15.5Gts	Ac.0.15.5Gts
Total	---	Ac.5-00Gts	Ac. 5-00Gts

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In consideration of a sum of Rs.5,00,000/- (Rupees Five lakhs only) the Vendors herein jointly convey their right, title and interest in the Schedule Property being agricultural lands totally aggregating to Ac. 5-00 guntas covered by Sy.No. 382(Ext.Ac.5-00 Gts) within the limits of Maheshwaram Village & Mandal, Ranga Reddy District; in favour of the Vendees absolutely and forever.
2. The Vendees has paid entire sale consideration aggregating to a sum of Rs.5,00,000/- (Rupees five lakhs only) to the Vendors 1 to 2 as under:
 - (a) Vendor No. 1 Rs.4,61,250/- (Rupees Four lakh sixty one thousand two hundred and fifty only) by bankers cheque No. 392536 dtd. 03/03/2005 drawn on Andhra Bank, Balanagar branch, Hyderabad.
 - (b) Vendor No. 2 Rs.38,750/- (Rupees Thirty eight thousand seven hundred and fifty only) by bankers cheque No. 392537 dtd. 03/03/2005 drawn on Andhra Bank, Balanagar branch, Hyderabad.

and obtained their signed and stamped receipt. The Vendors 1 to 2 hereby acknowledge receipt of the total sale consideration in final discharge of the obligations of the Vendees for the execution of the Sale Deed by the Vendors with respect to the Schedule Property and relieves the Vendees from the payment thereof.

3. The Vendors hereby sell, transfer, convey and grant by way of absolute sale of the Schedule Property in favour of the Vendees free from all encumbrances, and charges, together with all the rights, liberties, easements and appurtenance thereto.

A. B. S. S. S.

A. B. S. S. S.

4. The Vendors have already delivered the vacant physical possession of the Schedule Property to the Vendees. The Vendees shall hold the Schedule Property absolutely and for ever.
5. The Vendors covenant that they have subsisting valid and marketable title and possession of the Schedule Property and that no other person/s has any title, share, right or interest over the same or any part thereof.
6. The Vendors covenant that the Schedule Property is free from all encumbrances, charges, mortgages, Court Proceedings, sureties, bonds etc. In the event any encumbrances or charges are found over the Schedule Property, the same shall be indemnified by the Vendors to the Vendees.
7. The Vendors covenant that they have not done any act whereby they are debarred to sell or transfer the Schedule Property in favour of the Vendees.
8. The Vendors further declare that there is no tenancy with respect to the Schedule Property, that there is no application by any tenant which was ever filed or is now pending with respect to the Schedule Property. The Schedule Property is also not land which is covered by Section 38 E of the A.P. Telangana Area Tenancy Act.
9. The Vendors covenant that the Schedule Property is not an assigned land within the meaning of the sub-sec 1 of Sec. 2 of A. P. Assigned Lands (Prohibition of Transfers) Act, 1977.
10. The Vendees shall have quiet, peaceful possession and enjoyment of the Schedule Property free from any interruption or disturbance either by the Vendors or any other party claiming through them.
11. The Vendors further declare that there is no proposed acquisition by Government in respect of the schedule property hereby conveyed or any acquisition proceedings are pending as on date. If any part or portion of the schedule property is acquired by the Government at a later date in-so-far as it relates to any acquisition

A. J. S. S. S.

S. S. S. S.

Contd...7

notice/proceedings prior to the date of this deed of sale the Vendors undertake to compensate/ make good the Vendees to the extent of such acquisition either in cash or land.

12. The Vendors covenants that they have paid land revenue, cess upto the date of registration of this Sale Deed and undertakes to pay the charges, if any, payable upto the date of registration.
13. The Vendors covenants to indemnify the Vendees against all losses which the Vendees may sustain by reason of any defect in the title of the Vendors over the Schedule Property hereby granted and conveyed.
14. The Vendors shall, from time to time and at all times hereinafter, do and execute and / or cause to be done such other / and further lawful acts, deeds, things and assurances whatsoever as may be or shall be reasonably required in getting mutation in the Revenue records or in any other concerned departments.
15. This Document has been executed on a Rs.100/- (rupees one hundred rupees only) and the Vendeess have paid the Deficit Stamp Duty of Rs. 5499/- Registration Fee 2500/- and user charges amounting to Rs. 100/- sum aggregating to Rs. 57500 vide bank challan No 913880 dtd. 3-3-05 of SBH, Sanathnagar Branch, Hyderabad.
16. The Vendors have delivered all the papers in original pertaining to the title in respect of the Schedule Property to the Vendees and declare that they do not have any more papers pertaining to the schedule properties.
17. The Vendors hereby declare that there are no mines, or quarries of granite, no fish/prawn ponds, no industry or manufacturing unit of any commercial nature in the schedule property now being transferred.

A. J. J. J.



STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY UNDER RULE 3 OF
A.P.STAMP (PREVENTION OF UNDER VALUATION OF INSTRUMENT) RULES, 1975

We.....

1. Sri.Adam Mohan Reddy S/o. Sri. A.Yadagiri Reddy age:35
years,Occupation: Business r/o Sirigiripur Village,
Maheshwaram Mandal, Ranga Reddy District.
2. Sri.D. Chandrashekarappa S/o. Sri.D.Basappa age:62 years,
Occupation:Business, R/o H.No.5-161, Adarshnagar,
Serilingampalli, Ranga Reddy Dist.

do hereby declare and state to the best of our knowledge and belief that
the market value of the property is as follows:

Sl.No.	Place	Sy No.	Area	Value(in Rs.)	Total Mrkt value
01	Maheshwaram Vill. & Mandal R.R. Dist.	382	Ac.5-00 Gts	Rs.100000/-	Rs.5,00,000/-

A. Z. ...

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