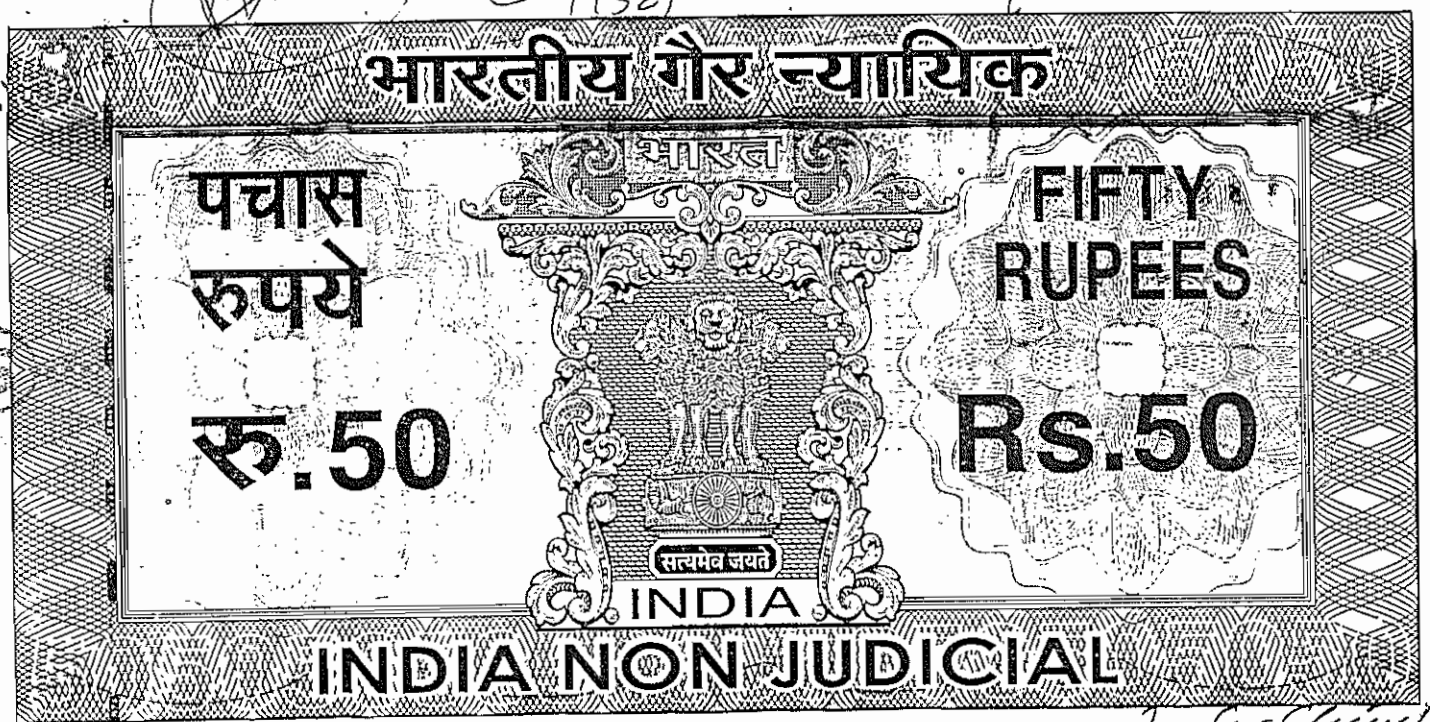




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 11458 Date 12/11/07 Rs. 50/-

Sold to D Anil

For Ashok

For When Sterling Avenues Pvt. Ltd

SALE DEED

L. G. Chimalgi
B 368556

LEELA G CHIMALGI
STAMP VENDOR

N. 12/2014

5-4-76/A, (Laxmi Rangam)
SECUNDERABAD-500 003

17796

THIS SALE DEED IS MADE AND EXECUTED ON THIS THE 15TH DAY OF NOVEMBER 2007 AT SRO MEDCHAL, RANGA REDDY, DISTRICT, BY AND BETWEEN:

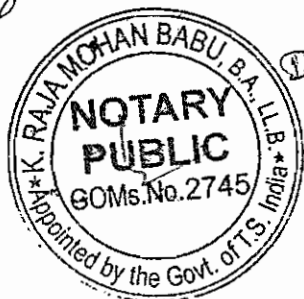
1. Shri. Dandu Venkata Satynarayana Raju S/o Shri Dandu Gopala Raju aged about 46 years Occupation: Business, R/o. Rajesh Garden, Devara Yamzal Village, Shameerpeth Mandal, Ranga-Reddy District.

2. Smt. Dandu Padma W/o Shri. Dandu Venkata Satyanarayana Raju, aged about 44 years, Occupation-Housewife; R/o Rajesh Garden, Devara Yamzal Village, Shameerpeth Mandal, Ranga Reddy District

HEREINAFTER referred to as the VENDORS, (which expression unless repugnant to its context, shall mean and include her heirs, legal representatives, executors, administrators, and successors-in-interest and assignees, nominees etc.) of the FIRST PART.

AND

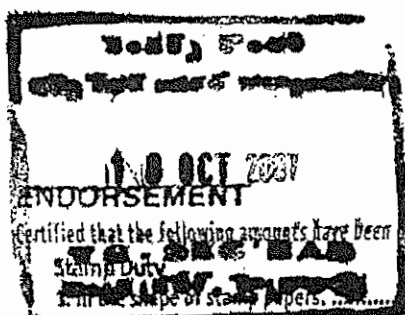
M/s. Sterling Avenues Pvt. Ltd, having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its Director, R. Ashok Swaminathan S/o R.S. Aiyer, aged 37 years, resident of 166 Vayupuri, Officer's Colony, Secunderabad -96, hereinafter referred to as the VENDEE, (which expression where the context so permits shall mean and include its successors in interest, nominees, assignees etc.) of THE SECOND PART.



For Sterling Avenues Pvt. Ltd.

Managing Director

శుద్ధి పత్రము 2007 వ సంవత్సరం 17694
 మొత్తము యొక్క మొత్తము కారితము
 పంపు 12 రు. కారితము పత్రము సంఖ్య...



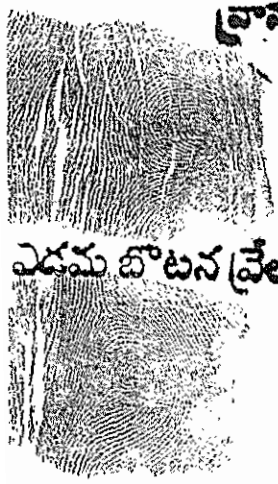
Certified that the following amounts have been paid in respect of this document:

1. In the shape of stamp papers	Rs. 100/-
2. In the shape of challan (u/s. 41 of I.S. Act, 1899)	Rs. 5706800/-
3. In the shape of cash (u/s. 41 of I.S. Act, 1899)	Rs. —
4. Adjustment of stamp duty u/s. 16 of I.S. Act, 1899, if any	Rs. —
2. Transfer Duty	Rs. —
3. Registration fees	Rs. —
4. User Charges	Rs. —
Total	Rs. —



2007 వ సం. నవంబర్ నెం. 15 వ తేది
 1929 కా.క. సం. 2007 మాసము 24 వ తేది
 పగలు 3 నుండి 4 గంటల మధ్య
 మేడ్చల్ సబ్ - రిజిస్ట్రారు కార్యాలయములో
 శ్రీ D.V. Satyanarayana Raju
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ఎ సు
 అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 ట్రాన్సిమిషన్ రూ. 3,170.50 లు చెల్లించినా
 ట్రాన్సిమిషన్లు ఒప్పుకొన్నది
 ఎడమ బొటన వ్రేలు

Radha
Radha



ఎడమ బొటన వ్రేలు ① Radha

నిరూపించినది
 1. K. Satyanarayana Raju H.P. 88, Radhakrishna Nagar, H-4-3,
 (SA 77ASAD)
 2. A. Narayanaiah A. Narayanaiah s/o A. Siva Rama Murthy
 A/o H-47, Madhura Nagar 2007 వ సంవత్సరం నెం. 15 వ తేది
 1929 సం. 2007 మాసము 24 వ తేది నోరిజిస్ట్రార్

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

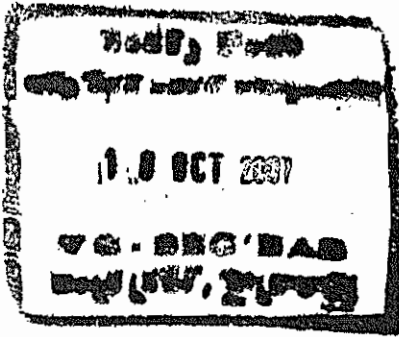
6. 11/5/99 12/11/07 500
Sold to Anil
S/o Ashok
for Whom Standing Avenues (P) LTD

L-G-Chimalgi
B. 368557
LEELA G CHIMALGI
STAMP VENDOR
No. 12/2004
6-4-76/A. Cedar, Renigunta
SECUNDERABAD-500 003

- WHEREAS the VENDOR 1 is the owner and peaceful possessor of dry agricultural land, admeasuring Ac.4-00 guntas in Sy. No.16/2 situated at Gundla Pochampally Village, Medchal Mandal, Ranga Reddy District, having purchased the same from M/s Vera Pharma Limited vide registered sale deed No 2786/99 dated 27/05/1999 registered at the office of the SRO Medchal, R.R.Dist. His rights are further confirmed, vide mutation order No B/2357/1999 dated 31-05-1999. Title deed No 271160, Pattedar Passbook No.172901 vide Patta No.932 issued by the office of the Mandal Revenue Officer, Medchal Mandal, R.R. District in his favour.
- WHEREAS M/s Vera Pharma Ltd has purchased the above-mentioned land admeasuring Ac.4-00 guntas in Sy.No.16/2 in Gundla Pochampally Village Medchal Mandal, Ranga Reddy District from M/s Pancom Investments Pvt Ltd vide registered sale deed No 1980/97 dated 24-04-1997 registered at the Office of the SRO, Medchal, Ranga Reddy Dist.
- WHEREAS the Vendor No 1 has exchanged a portion of the land admeasuring Ac.3-06 guntas in Sy No 16(P) with Shri. Parvatneni Nagender Babu who is the sole and absolute owner of land admeasuring Ac.3-09.50 guntas in Sy.No 17 (P) situated at Gundla Pochampally Village, Medchal Mandal, Ranga Reddy Dist. Vide Exchange Deed No 16752/07 dated 06-10-2007 registered at the office of the SRO, Medchal, Ranga Reddy Dist.

[Signature]

[Signature]



1. వస్తువు 2007/వ సంవత్సరపు 17694
తస్తావే యొక్క మొత్తము కాగితము
సంఖ్య... 12... ఈ కాగితము వరుస సంఖ్య... 2...
[Signature]

ENDORSEMENT UNDER SECTION 41 AND 42 OF IS ACT

I here by certify that the Deficit Stamp Duty of Rs. D.S.D. Rs. 5706.800/- R.F. Rs. 317050/-
D.S.D. Rs. 13672.800/- Date 14/10/2007 H.D.F.C. Bank Ltd.,
has been levied in respect of this instrument sec-bad.
from executant of this Doct. on the basis of
agreed Market Value of Rs. 6,34,10,000/-
being higher than the consideration.

SUB-REGISTRAR OFFICE MEDCHAL Sub-Registrar of Collector under the Indian Stamp Act. 1982

1. వస్తువు 2007/ సం 1929
సంపు 17694 నెంబరు 1 రిజిస్ట్రేషన్
చేయబడి స్కానింగు నిమిత్తము గురిపై
నెంబరు (2007) ఇవ్వడమైనది
2007 సం. నవంబరు నెల 28 వ తేది
[Signature]



- WHEREAS Shri. Parvatneni Nagendra Babu is the sole and absolute owner of land admeasuring Ac.3-09.50 guntas in Sy.No.17 (P) situated at Gundla Pochampally Village, Medchal Mandal, Ranga Reddy Dist having purchased the same from Smt. Penumetcha Devi vide Sale Deed No 6063/2003 dated 29-05-2003 registered at the office of the SRO, Medchal, Ranga Reddy Dist. Smt Penumetcha. Devi had inturn purchased the land from M/s Vera Pharma Ltd vide sale deed No 2787/99 dated 27/05/1999 who inturn purchased the same from M/s Pancom Investments Pvt Ltd vide sale deed No 2103/97 dated 29/04/1999.
- The rights of Shri Parvatneni. Nagender Babu are further confirmed vide mutation order No E-6241/03 dated 05/03/04, Title deed No.515769, Pattedar Passbook No.515769 vide Patta No.1524 issued by the office of the Mandal Revenue Officer, Medchal Mandal, R.R. District in his favour.
- Whereas the VENDOR 2 is the owner and peaceful possessor of dry agricultural land, admeasuring Ac.10-00 guntas, in Sy.No's.14/2,15/1&2,16/1,16/2 and 17 (P) situated at Gundla Pochampally Village, Medchal Mandal, Ranga Reddy District, having purchased the same from M/s Vera Pharma Limited vide registered sale deed No 2785/99 dated 27/05/1999 registered at the office of the SRO Medchal Mandal, R.R.Dist, and her rights are confirmed vide mutation order No B/2360/1999 dated 31-05-99, Title deed No.271158, Pattedar Passbook No.168646 vide Patta No.934 issued by the office of the Mandal Revenue Officer, Medchal Mandal, R.R. District.
- WHEREAS M/s Vera Pharma Ltd has purchased the above said land admeasuring Ac.10-00 guntas in Sy. No's .14/2,15/1&2,16/1,16/2 and 17(P) situated at Gundla Pochampally Village, Medchal Mandal, Ranga Reddy District vide various sale deed No's. 2014/97 , 2125/97 , 2103/97, 2081/97 ,5117/97 from M/s Pancom Investments Pvt Ltd registered at SRO, Medchal Mandal, Ranga Reddy Dist.
- WHEREAS the vendors collectively own land admeasuring Ac.14-00 guntas in Sy.No's 14(P), 15(P), 16(P) and 17(P) Gundla Pochampally Village, Medchal Mandal, Ranga Reddy District as follows:

Sy.No	Smt.Dandu Padma	Shri.Dandu Venkata Satyanarayana Raju
14/2	Ac 1-13 guntas	
15/1 & 15/2	Ac 1-39 guntas	
16/1	Ac 2-04 guntas	
16/2	Ac 4-17 guntas	Ac.0-34 guntas
17 (P)	Ac 0-07 guntas,	Ac.3-06 guntas
Total	Ac 10-00 guntas	Ac 4-00 guntas

[Signature]
D.S

[Signature]
D. Padma

1 వ పుస్తకము 2007/ వ సంవత్సరపు 17694.
దస్తావేజు యొక్క మొత్తము కాగితము
రంబు...12...ఈ కాగితము వరుస సంఖ్య...3

పద్మిని



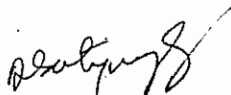
- The VENDORS have offered to sell and the VENDEE has accepted to purchase dry agricultural land admeasuring Ac.4-26 guntas (Ac 3-13 guntas in Sy.No 17(P), Ac 1-13 guntas in Sy.No 14/2) out of the above land admeasuring Ac.14-00 guntas in survey No's. 14 (P),15(P),16(P) &17(P) situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District, (herein after called the Schedule Property) for a consideration of Rs. 6,34,10,000/- (Rupees Six Crores Thirty Four Lakhs Ten Thousand Only) and the same is accepted as set out below.

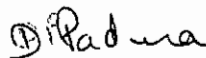
NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER

The VENDORS in consideration of the said sum of Rs. 6,34,10,000/- (Rupees Six Crores Thirty Four Lakhs Ten Thousand Only) received by the VENDORS, the receipt, of which sum is hereby acknowledged in full and final discharge wherefore is hereby given by the VENDORS to the VENDEE, the VENDORS, do hereby sell, transfer and convey absolutely to the VENDEE, the Schedule Property, admeasuring Ac.4-26 guntas (Ac 3-13 guntas in Sy.No 17(P), and Ac 1-13 guntas in Sy.No 14/2) out of the land admeasuring Ac.14-00 guntas in Sy. No's. 14 (P),15(P),16(P) &17(P) situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District, and shown in detail in the plan annexed thereto.

The VENDORS further covenants with the VENDEE as follows:

1. Henceforth, the Vendors shall not have any right, title or interest in the Schedule Property, which shall be enjoyed absolutely by the Vendee without any let or hindrance from the VENDORS or anyone else claiming through them.
2. The Vendors do hereby declare, assure and covenant with the Vendee that the recitals contained herein are all true and correct, that no one else has any right, title or interest in the Schedule Property, that all rates, taxes etc., payable in respect of the Schedule Property have been paid and it has not been alienated or encumbered in any manner whatsoever and that the Schedule Property is not the subject matter of any legal or acquisition proceedings.
3. The Vendors hereby, agrees to indemnify and keep indemnified the Vendee at all times in respect of all losses, expenses and costs including, court costs to which it may be put on account of the breach of all or any of the covenants contained herein or on account of any of all of the recitals contained herein being false or incorrect, or on account of anyone else claiming any right, title or interest in the Schedule Property by the Vendors or anyone claiming through them, or on account of any let or hindrance to the Vendee in the enjoyment of the Schedule Property by the Vendors or anyone claiming through them.


D. S. S.


D. Radha

1 వ పుస్తకము 2007/న సంవత్సరపు 17694
కస్తావే యొక్క మొత్తము కాగితములు
రూపు 12 రు కాగితము వేరు నుండి 4

చి.కె.సి.సి.



4. The Vendors, hereby, further agree to sign all documents and do all acts as may be necessary to complete or defend the title of the Vendee to the Schedule Property. The Vendors have this day delivered vacant and peaceful possession of the Schedule Property to the Vendee.
5. The Vendors has delivered all the original documents of title, link documents and all other relevant documents, pertaining to the Schedule Property to the Vendee.
6. The Vendors do hereby declare that this land is not assigned land within the meaning of A.P. Assigned Lands (Prohibitions of Transfers) Acts 9 of 1977 and it does not belong to or is under mortgage to any Government Agencies/Undertakings.
7. The Vendors hereby declare that owning dry agricultural land admeasuring Ac.4-26 guntas located in Sy.No's 14(P),and 17(P).Gundlapochampally Village, Medchal Mandal, R.R.Dist., that the same does not attract the provisions of the A.P. Reforms(Ceiling or Agricultural Holdings Act) No 1 of 1973
8. The Vendor does hereby declared that there are no Mango Trees/Coconut trees/betel leaf gardens/Orange groves/ or any such other gardens, that there are no mines or quarries of granite or such other valuable stones, that there are no machinery, no fish ponds, etc., in the land now being transferred, that if any suppression of fact is noticed at a future date, we will be liable for prosecution as per law, besides payment of deficit duty.
9. The market value of the property is Rs. 27,50,000/- (Rupees Twenty seven lakh fifty thousand) per acre. The total value is Rs. 1,27,87,000/- (Rupees one crore twenty seven lakh eight thousand Only) for Ac.4-26 guntas, stamp duty being paid on market consideration value.
10. Rs. 60,23,950/- (Rupees six lakh twenty three thousand nine hundred fifty) paid by way of Banker's Cheque No. 136728 dated 14/11/07 infavour SRO Medchal, drawn on HDFC Bank Secunderabad Branch towards stamp duty and registration charges.

[Signature]

12

[Signature]

[Signature]

ॐ नमो भगवते वासुदेवाय



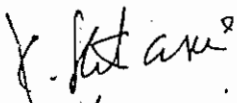
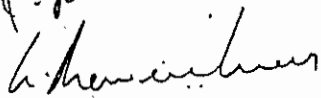
SCHEDULE OF PROPERTY

All that dry agricultural land admeasuring Ac.4-26 guntas (Ac 3-13 guntas in Sy.No 17(P),and Ac 1-13 guntas in Sy.No 14/2) out of the land admeasuring Ac.14-00 guntas in Sy No's. 14 (P),15(P),16(P) &17(P) situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District,

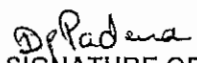
North	Land in Sy.No 17 belongs to neighbours
South	Land in Sy.No 14 belonging to neighbours
East	Land of Sy.No 15,and Sy.No. 16 belonging to Vendors
West	Road

IN WITNESS WHEREOF THE ABOVE NAMED PARTIES AFFIX THEIR SIGNATURE HERE UNDER IN THE PRESENCE OF THE UNDERMENTIONED WITNESSES.

Witnesses:

1. 
2. 


SIGNATURE OF VENDOR No.1


SIGNATURE OF VENDOR No.2

For **STERLING AVENUES (P) LTD.**

DIRECTOR
SIGNATURE OF VENDEE

వస్తునకము 2007/వ సంవత్సరపు 17694.
దస్తావేజు యొక్క మొత్తము కాగితము
కంఠ్యము 11 ఈ కాగితము వరుస సంఖ్య 6



Plan of dry agricultural land Ac.4-26 guntas (Ac 3-13 guntas in Sy.No 17/00 and Ac 1-13 guntas in Sy.No 14/2) out of the above land admeasuring Ac.14-00 in survey No's. 14 (P),15(P),16(P) &17(P) situated at Gundlapochampally Village, Medchal Mandal, Ranga Reddy District,

VENDORS

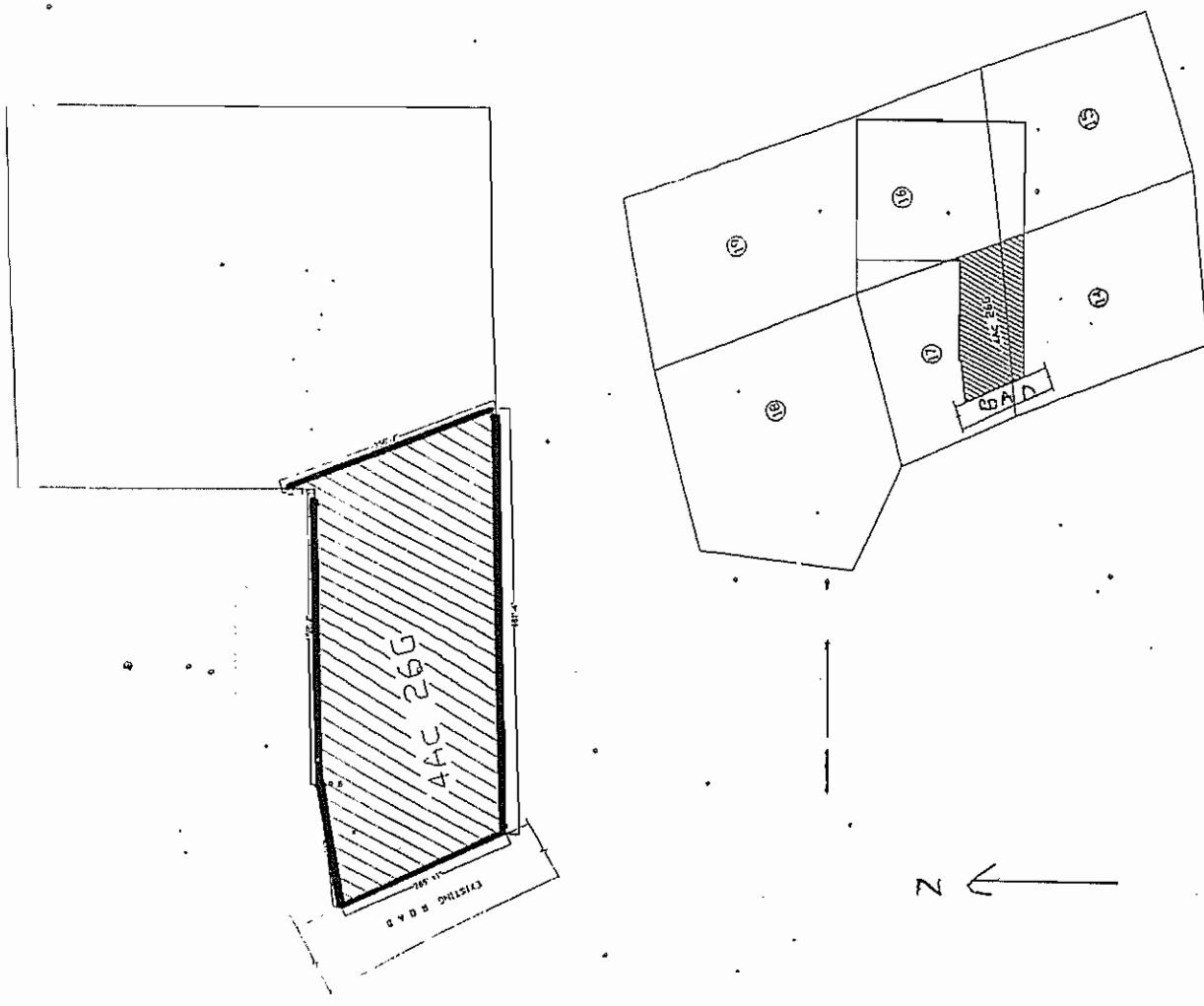
D.V.S. Raju , D.PADMA

VENDEE

M/s Sterling Avenues Pvt Ltd.
(Rep by its Director Shri R.Ashok Swaminathan)

AREA:

Ac. 4-26 guntas (Ac 3-13 guntas in Sy.No 17/00, (P)
Ac 1-13 guntas in Sy.No 14/2)



Signature of Witnesses:

1. *[Signature]*
2. *[Signature]*

10/11 *[Signature]*

Signature of the VENDORS

For **STERLING AVENUES (P) LTD.**

[Signature]
DIRECTOR

Signature of the Vendee

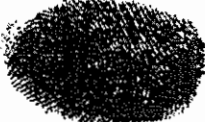
20/11 *[Signature]*

1 వ పుస్తకము 2007/వ సంవత్సరపు 17694
దస్తావేజు యొక్క మొత్తము శాగితము
రూపము 12 ఈ శాగితము పరుస సంఖ్య 7

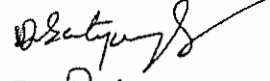
హైదరాబాద్



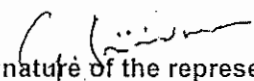
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT 1908

FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT PHOTOGRAPH (BLACK AND WHITE)	SIZE	NAME& PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
			VENDOR 1 Shri.Dandu Venkata Satynarayana Raju S/o. Shri.Dandu Gopala Raju R/o.Rajesh Garden, Devara Yamjal Village, Shameerpet Mandal, Ranga Reddy District
			VENDOR 2 Smt Dandu Padma W/o. Shri. Shri.DVS Raju R/o.Rajesh Garden, Devara Yamjal Village, Shameerpet Mandal, Ranga Reddy District
			VENDEE M/s. Sterling Avenues Pvt Ltd 5-4-187/3&4, 11rd Floor Soham Mansion, M.G.Road, Secunderabad-500 003 Rep by its Director Shri. R.Ashok Swaminthan S/o.Shri.R.S.Aiyer R/o. 166 Vayupuri Hyderabad
			Specific power of Attorney for Presentation documents G.Srinivasa Rao S/o.G.Subba Rao R/o.1-8-488 Chikkadapally Hyderabad-500 020

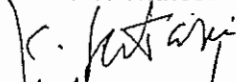
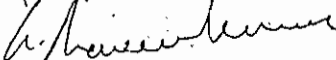
Note: If Buyer(s) is/are not present before the Sub-Registrar, the following request should be signed.


D. Padma
Signature of the Executants

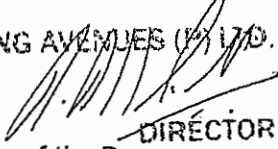
I/We send herewith my/our photograph(s) and fingerprints in the for prescribed through my representative Shri.G.Srinivasa Rao as I/We cannot appear personally before the Registering Officer in the office of the Sub-Registrar of Assurances.


Signature of the representative

Signature of Witnesses:

- 
- 

For STERLING AVENUES (P) LTD.


DIRECTOR
Signature of the Buyer

వ శ్చ న్దము 2007/ వ సంవత్సరం... 1794
తస్తా నేం యొక్క మొత్తము కాగితము
మంజూరి... 12 ఈ కాగితము పత్రం సంఖ్య 8

చి. వి. శివారావు



PHOTO GRAPH OF SCHEDULE PROPERTY



WITNESS:

1. *V. K. Kishore*
2. *A. Ramesh Kumar*

Antony

13

D. Padma

(EXECUTANT)

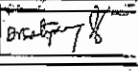
FOR STERLING AVENUES (P) LTD.

[Signature]
DIRECTOR

1 వ పుస్తకము 2007/వ సంవత్సరపు 17694
ప్రస్తావనా యొక్క మొత్తము కాగితము
పరిమాణ 12 ఈ కాగితము వదిల సంఖ్య 9

చిట్టె. చిట్టె



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
ABVPD5782A		
	नाम /NAME	VENKATA SATYANARAYANA RAJU DANDU
	पिता का नाम /FATHER'S NAME	GOPALA RAJU DANDU
	जन्म तिथि /DATE OF BIRTH	22-01-1960
	हस्ताक्षर /SIGNATURE	
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

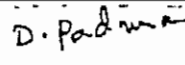
In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

4 వ పుస్తకము 2007/వ సంవత్సరపు... 17694
తస్తావే యొక్క మొత్తము కాగితములు
సంఖ్య... 12-ఈ కాగితము వదన సంఖ్య... 10

...

...



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
AAYPD6490R		
	नाम /NAME	PADMA DANDU
	पिता का नाम /FATHER'S NAME	SITARAMA ANJANEYA RAJU VEGESNA
	जन्म तिथि /DATE OF BIRTH	21-09-1964
	हस्ताक्षर /SIGNATURE	
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

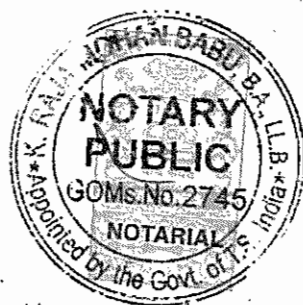
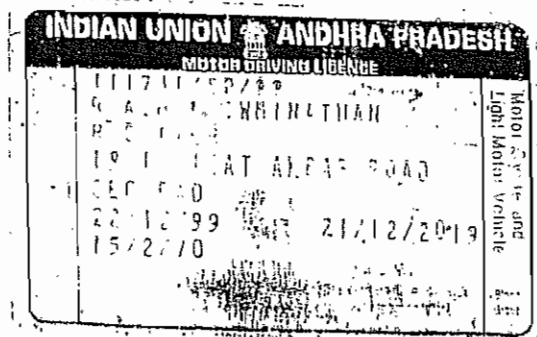
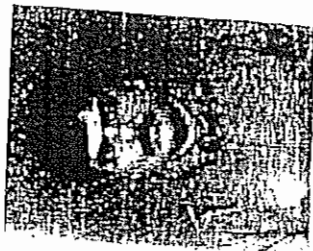
इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

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the issuing authority :
Chief Commissioner of Income-tax,
Aayukar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

1 వ పుస్తకము 2007/ వ సంవత్సరపు 17694
తస్తావే యొక్క మొత్తము కాగితముల
కుల్య 12-ఈ కాగితము పడన సంఖ్య 11

సర్.సి.స్టాఫ్





ATTESTED

K. RAJA MCHAN BABU
B.A., LL.B.
ADVOCATE & NOTARY
Appointed by the Govt. of T.S. India
H.N. 4-335, Suraram Colony,
IDA Jeedimetla, Hyd-500 055

For Sterling Avenues Pvt. Ltd.

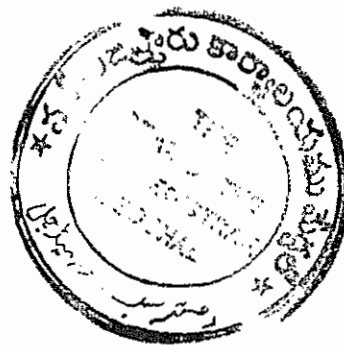
Managing Director

1 వ పుస్తకము 2007 // ప సంవత్సరము 17694

వచ్చిన మొత్తము యొక్క మొత్తము కాగితము

రూపాయ 12 వ కాగితము వచ్చిన మొత్తము 12

మ. రెడ్డి



ఆంధ్ర ప్రదేశ్ సర్కార్
కృషి శాఖ
ఆంధ్ర ప్రదేశ్ సర్కార్
కృషి శాఖ
ఆంధ్ర ప్రదేశ్ సర్కార్
కృషి శాఖ
ఆంధ్ర ప్రదేశ్ సర్కార్
కృషి శాఖ
ఆంధ్ర ప్రదేశ్ సర్కార్
కృషి శాఖ
ఆంధ్ర ప్రదేశ్ సర్కార్
కృషి శాఖ