

CS.No. 9705/2000

13849

2049



Date : 08-06-2000

Serial No : 5,049

Denomination : 15,000

01BB 508379

Purchased By :

K.K. RAJU

For Whom :

UTTARASHAAN GREEN LANDS

S/O GANAPATHI RAJU  
HYD

PVT LTD.  
HYD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. BANJARAHILLS

### SALE DEED

THIS DEED OF SALE is made and executed on this the 9th day of JUNE, 2000, at Hyderabad by:-

1. SMT. BANU BEE W/O. SRI. AHMAD ALI, aged about 50 years, Occ: House wife,
2. SRI. SHAIK GHOUSE S/O. SRI. AHMAD ALI, aged about 30 years, Occ: Agriculture,
3. SRI. SHAIK YOUSUF S/O. SRI. AHMAD ALI, aged about 25 years, Occ: Agriculture,
4. SRI. SHAIK JAHANGIR S/O. SRI. AHMAD ALI, aged about 22 years, Occ: Agriculture, Both R/O. H.No. 1-11-37/A, Near Begumpet Railway Station, Hyd.

2350  
80

2700-150

5171

Hereinafter called the "VENDORS" of the first part.

contd..2..

HR of Smt BANU BEE

For CYBERCITY TATTVA LLP

Authorized Signatory



I am hereby notified that the company has been registered on 29 APR 2000.

2000 సంవత్సరం నెల 9 వతేది  
1922 శా. క. సంవత్సరము 19 వతేది  
పగలు 2 మదియు 3 గంటల మద్య  
రంగారెడ్డి జిల్లా రిజిస్ట్రారు కార్యాలయములో  
దాఖలు చేసి మరియు రుసుము రూ.లు 8371/-

హైదరాబాద్ నగర్ రిజిస్ట్రారు



చెరిచినది  
వాణిజ్యవిస్తరు ఉపకాన్డ  
ఎకమ ప్రొటెస్ వ్రేలు

Handwritten signature of Ahmad Ali Agil PLO, H.No. 1-11-37/A near Begumpet Railway Station H.No.



ఎకమ ప్రొటెస్ వ్రేలు

Handwritten signature of Ahmad Ali Agil PLO, H.No. 1-11-37/A near Begumpet Railway Station H.No.



ఎకమ ప్రొటెస్ వ్రేలు

Handwritten signature of Ahmad Ali Agil PLO, H.No. 1-11-37/A near Begumpet Railway Station H.No.



ఎకమ ప్రొటెస్ వ్రేలు

Handwritten signature of Ahmad Ali Agil PLO, H.No. 1-11-37/A near Begumpet Railway Station H.No.



ఎకమ ప్రొటెస్ వ్రేలు

For CYBERCITY TATTVA LLP

Authorised Signatory

Carth





Date : 08-06-2000 Serial No : 5,050 Denomination : 15,000 01BB 508380  
Purchased By : For Whom :  
K.K. RAJU, UTTARASHADA GREEN LANDS  
S/O GANAPATHI RAJU PVT LTD.  
HYD HYD  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. BANJARAHILLS

::2::

IN FAVOUR OF

UTTARASHADA GREENLANDS PRIVATE LIMITED., a company incorporated under companies act 1956, having its Regd. Office at H.No.8-66, Madhura Nagar, Hyd - 500 038. Rep. by its Authorised Signatory:-  
SRI.B.SURYANARAYANA RAJU S/O.SRI.B.SATYANARAYANA RAJU, aged about 41 years, Occ: Business, R/o.H.No.1-123/A, Batyam Enclave, N.H.No.7, Pet Basheerabad Village, Secunderabad - 500 855.

Hereinafter referred to as "VENDEE" of the Other Part.

Both the expressions "VENDORS" and "VENDEE" shall mean and include all their respective heirs, executors, administrators, legal representatives, nominees, successors and assignees etc.

contd..3..

LTD of SMT BANUBEE

For CYBERCITY TATTVA LLP

Authorised Signatory



I వత్త సకము 2000 పత్రావళి 3843  
 దస్తావేజు యొక్క మొత్తము కారితముల  
 సంఖ్య.....1)..... ఈ కారితము వరుస సంఖ్య.....2

*[Signature]*  
 జాయింట్ సబ్ రిజిస్ట్రారు-II

నిరూపించిన

*[Signature]* A.V. Raghavadeva S/o Venkata Rama Raju Service  
 Hrs 2-13/31 SS Nagar Hyd-572

*[Signature]* V. Raghavender Reddy S/o V. Perlasapathi Reddy  
 Flat no 101 Sow Barga Area Road No 1 Barga hill  
 or Barga hill

2000 వ సం॥ 9 వ తేది  
 1992 వ సం॥ 19 వ తేది

*[Signature]*  
 జాయింట్ సబ్ రిజిస్ట్రారు-II

ENDORSEMENTS UNDER SECTIONS 41 AND 42 OF ACT II OF 1886

File No. 38-13/2000 Dated: 9/6/2000

I hereby certify that the proper/default stamp duty of Rs. 2700/-

has been fixed in respect of this instrument.

S.S. Reddy S. Reddy  
 the basis of the agreed Market Value/Consideration of Rs. 4,20,000/-  
 being higher than the Consideration/agreed Market Value, 1886

District Registrar's Office  
 Range Reddy District

Dated: 9/6/2000

*[Signature]*  
 Registrar/Collector  
 under the Indian Stamp Act



For CYBERCITY TATTVA LLP

*[Signature]*

Authorised Signatory





Date : 08-06-2000 Serial No : 5,054 Denomination : 10,000

01AA 926240

Purchased By :  
K.K. RAJU

For Whom :  
UTTARASHADA GREEN LANDS

S/O GANAPATHI RAJU  
HYD

PVT LTD.  
HYD

*[Signature]*  
Sub Registrar  
Ex-Officio Stamp Vendor  
S.R.O. BANJARAHILLS

::3::

WHEREAS, the Vendor No.1, is the absolute owner, peaceful possessor and pattedar of Agricultural Land in Sy.No.75 (part), admeasuring Ac.9-11 Gts., situated at KOTHAGUDA VILLAGE, Serilingampally Manda and Municipality, R.R.Dist., by virtue of Patta No.32, vide Pass Book No.188358, issued by M.R.O.Serilingampally and Title Deed No.234213, issued by R.D.O. Chevella Division.

WHEREAS, the Vendor No.2, is the absolute owner, peaceful possessor and pattedar of Agricultural Land in Sy.No.75 (part), admeasuring Ac.9-10 Gts., situated at KOTHAGUDA VILLAGE, Serilingampally Mandal and Municipality, R.R.Dist., by virtue of Patta No.30, vide Pass Book No.188349, issued by M.R.O.Serilingampally and Title Deed No.233681, issued by R.D.O. Chevella Division.

WHEREAS, the Vendor No.3, is the absolute owner, peaceful possessor and pattedar of Agricultural Land in Sy.No.75 (part), admeasuring Ac.9-10 Gts., situated at KOTHAGUDA VILLAGE, Serilingampally Manda and Municipality, R.R.Dist., by virtue of Patta No.31, vide Pass Book No.198305, issued by M.R.O.Serilingampally and Title Deed No.234212, issued by R.D.O. Chevella Division.

contd..4..

*[Signature]*  
LT2 of SMT BANUBEE

For CYBERCITY TATTVA LLP

*[Signature]*  
Authorised Signatory



I వస్తు సకము 2000 సం॥పు.....  
దస్తావేజా యొక్క మొత్తము కాగితముల  
సంఖ్య..... II ఈ కాగితము పరుస సంఖ్య 3.

జాయింట్ సబ్-రెజిస్ట్రారు-II

Registered as Document No. 3843 of  
2000/1921 SE of Book 1, and assigned the  
Identification Number as 1310-1-3843-2000  
For Scanning.  
Date 14/6/2000

Registering Officer.



For CYBERCITY TATTVA LLP

Authorised Signatory



500Rs.



S. No. 4852 Date 8/6/2000 Rs. 500/-

Sold to K. K. Raju

62483

M. A. QAVI

S.V.L. No. 18/98

H.No. 7-4-84, Gagan Puri, R.R. Dist

S/o Channappa Raju 20th

For whom Uttara chada Greenlands (P) Ltd. H.


::4::

WHEREAS, the Vendor No.4, is the absolute owner, peaceful possessor and pattedar of Agricultural Land in Sy.No.75 (part), admeasuring Ac.0-10 Gts., situated at KOTHAGUDA VILLAGE, Serilingampally Manda and Municipality, R.R.Dist., by virtue of Patta No.33, vide Pass Book No.198828, issued by M.R.O.Serilingampally and Title Deed No.233602, issued by R.D.O. Chevella Division.

WHEREAS, the above Vendors are enjoying the said property in the above said manner.

AND WHEREAS, the Vendors out of which has jointly offered to sell the Agricultural Land in Survey No.75 (part), admeasuring Ac.0-21 Gts., or 0.21 Hect., (out of Ac.1-01 Gts) situated at KOTHAGUDA VILLAGE, Serilingampally Mandal and Municipality, R.R.Dist., to the Vendee (more fully described in the schedule hereunder) for a total sale consideration of Rs.4,20,000/- (Rupees Four Lakhs and Twenty thousand only) and the Vendee has agreed to purchase the said property for the said consideration.

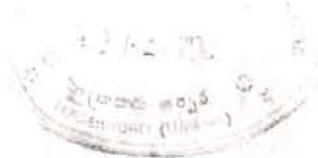
contd..5..



WIT of SMT BANU BSE

For CYBERCITY TATTVA LLP

per  
Authorised Signatory



I వస్తు సకము 2000 సంపు.....  
దస్తావేజు యొక్క మొత్తము  
సంఖ్య...H

*[Signature]*  
జాయింట్ సర్కిలర్-II



For CYBERCITY TATTVA LLP

*[Signature]*

Authorised Signatory



500Rs.



S. No. 4853 Date 8/6/2007 Rs. 500/- 62485 M.A. QAVI  
Sold to K. K. Raju S.V.L. No. 18/98  
S/o. Gangaiah Raju No. 7-4-84, Gagan Pahal, R.R. Dist.  
For whom Uttara Shada Greenlands (P) Ltd. H7d

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

1) That in pursuance of the above offer and in acceptance of consideration the Vendee has already paid the sum of Rs.4,20,000/- (Rs.Four Lakhs and Twenty thousand only) to the Vendors as follows:-

- a) Rs.1,05,000/- by Cheque No.018209, dt:9-6-2000,
  - b) Rs.1,05,000/- by Cheque No.018210, dt:9-6-2000,
  - c) Rs.1,05,000/- by Cheque No.018211, dt:9-6-2000,
  - d) Rs.1,05,000/- by Cheque No.018212, dt:9-6-2000,
- all drawn on Global Trust Bank Ltd., Bowenpally Br., Sec-bad.

towards the full and final settlement of the same. That the Vendors hereby acknowledges the receipt of the said sum and releases the Vendee from any future liability of payment in this transaction. That the Vendors also hereby declares and transfers the scheduled mentioned property by the absolute sale to the Vendee to have and to hold the same absolutely forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the Vendors having in respect of the scheduled property.

contd..6..

KTJ & SMT BANUBEE

For CYBERCITY TATTVA LLP

Authorised Signatory



I వచ్చి సకము 2000 సం॥పు 2812  
దస్తావేజు యొక్క మొత్తము కాగితము  
సంఖ్య 11... నా కాగితము వరుస సంఖ్య 5  
జామింద్ నడవెట్టారు-II



For CYBERCITY TATTVA LLP

  
Authorised Signatory



500Rs.



S. No. 4854 Date 8/11/2017 Rs. 500/- 62486 M.A. QAVI  
 Sold to K.K. Raju S.V.L. No. 18/98  
 S/o. Gnanapathi Raju H.No. 7-4-84, Gagan Panad, R.R. Dist.  
 For whom Village Shade Green (P) Ltd. Hyd.

2) That the Vendors have to-day handed over the vacant and peaceful physical possession of the scheduled property to the Vendee and assures to keep indemnified from all losses, costs, expenses, damages and whatever may be the Vendee shall be put into reason of any defect in the title of the scheduled property hereby conveyed.

3) That the Vendors further covenants with the Vendee that if the Vendee shall be deprived of whole or any part on account of any defect in the title of the Vendors, the Vendors shall indemnify and compensate the Vendee against the same.

4) That the Vendee shall hold and enjoy the scheduled property as an absolute owner as it likes without any coercion or hindrance either from the Vendors or any others whomsoever.

5) That the schedule of property is free from all encumbrances, charges, sales, gifts, mortgages and court attachments etc.

6) That the land affected by this document is not an assigned land as defined in Sec. 2(1) Act 9 of 1977, the said land is not covered by A.P. Agricultural Land Ceiling Act 1976.

7) That there are no legal impediments whatsoever for the Vendors conveying the scheduled property in favour of the Vendee herein.

contd..7..

NT of Smt ANNABE

For CYBERCITY TATTVA LLP

Authorized Signatory



I వస్తు సకము 2000 సం॥  
దస్తావేజు యొక్క మొత్తము  
సంఖ్య...11... ఈ కారితము వరుస సంఖ్య...6

*[Signature]*  
జాయింట్ సర్కిలర్-II



For CYBERCITY TATTVA LLP  
*[Signature]*

Authorised Signatory



500Rs.



S. No. 4855 Date 8/6/2000 Rs. 500/-  
Sold to K. K. Raju  
S/o. Ganapathi Raju R. Hyd  
For whom Uttala Shale Greenlands (P) Ltd Hyd

82487

M.A. QAVI  
S.V.L. No. 18/98  
H.No. 7-4-84, Gagan Pehad, R.R. Dist

::7::

8) That the Vendors have paid all the revenue taxes upto-date in respect of the scheduled property. If any dues found unpaid the Vendors will be liable to pay all such dues on later date. That the Vendee shall pay hereafter all taxes in respect of the scheduled property.

9) That the Vendors further agrees to sign all such papers and petitions which shall be required reasonably in getting mutation in the revenue records or in any other concerned departments at the expenses of the Vendee only.

10) That the Vendors hereby agrees and delivers all the copies of title deeds, certificates, receipts etc., in respect of the scheduled property to the Vendee.

11) The said property is situated in the peripheral area of Hyderabad Urban Agglomeration, and it is exempted from the ULC Act, as per the G.O.Ms.No.733, dated:31-10-1988.

contd..8..

LTI of SMT BANUBEE

For CYBERCITY TATTVA LLP

*[Signature]*

Authorised Signatory



[ పన్ను స్తకము 2000 సం॥పు. 2843  
దస్తావేజు యొక్క మొత్తము కాగితము  
సంఖ్య 11 రు. కాగితము పనున సంఖ్య 7...

*[Signature]*  
జాయింట్ సర్టిఫికేటరు-II



*[Faint, mostly illegible text in Telugu script, likely a declaration or statement.]*

For CYBERCITY TATTVA LLP

Authorized Signatory





S. No. 1856 8/6/2000 62488 M.A. QAVI  
 Sold to K. K. Raju P. V. L. No. 18/98  
 S/o Ganapathi Raju R. H. Yd No. 7-4-84, Gagan Peth, R. R. Dist  
 For whom Uttala Rheda Greenlands (P) Ltd. H. Yd

11811

12) The Vendors hereby declares 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 granites or such other valuable stones, that there are no machinery, no fish ponds etc., in the land now being transferred. If any suppression of the above facts is noticed at a future date, the Vendors will be liable for prosecution as per law, besides the payment of deficit duty.

13) That the Vendors hereby assures the Vendee that there are no protected tenants on the said property. If any protected tenant may found in future the Vendors will clear of the same.

14) That if any event the Vendee may lost the possession of the schedule property due to defect in title, the Vendors will compensate the same value from their another patta land or in cash by adding interest and development charges.

15) That the parties hereby declare that the particulars furnished above are true and correct as required under Section 27 of the Indian Stamp Act. And the parties agree to abide by the provisions of Indian Stamp Act to pay the amounts due including previous arrears if any under any Section of Indian Stamp Act in lieu of prosecution under Section 64 of Indian Stamp Act.

contd..9..

LT2 of SMT BANUBES

For CYBERCITY TATTVA LLP

Authorised Signatory



I వస్తు ప్రకము 2000 సంపుట 3  
దస్తావేజు యొక్క మొత్తము జాగితముల  
సంఖ్య 11 ఈ జాగితము పరుస సంఖ్య 8

*[Signature]*  
జాయింట్ సర్టిఫైరు-II



For CYBERCITY TATTVA LLP

Authorised Signatory



500Rs.



S. No. 4857 D. 8/6/2000 500/- 62489  
 Sold to K. K. Raju  
 S/o. Ganapathi Raju R. Hyd  
 For whom Uttala Shoda Green Fields (P) Ltd Hyd

#### SCHEDULE OF THE PROPERTY

All that the Agricultural Land in Survey No.75 (part), admeasuring Ac.0-21 Gts., or 0.21 Hect., (out of Ac.1-01 Gts) situated at KOTHAGUDA VILLAGE, Serilingampally Mandal and Municipality, R.R.Dist., and bounded as follows:-

NORTH : Sy.No.72 of Kothaguda Village and Village Boundary of Kondapur.  
 SOUTH : Part of Sy.No.75.  
 EAST : Part of Sy.No.75.  
 WEST : Sy.Nos.66, 71 and 72.

and more clearly delineated in the plan attached hereto, and marked in RED colour.

That the market value of the said land is Rs.8,00,000/- per acre, and the total value comes to Rs.4,20,000/- and the stamp duty is paid under Rule 3 of A.P.P.U.V.I. Rules 1975.

contd..10..

HTI & SMT BANUREE

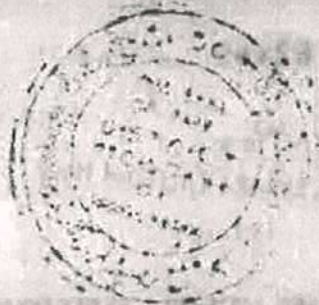
For CYBERCITY TATTVA LLP

Authorised Signatory



I వత్సకము 2000 సం॥పు...  
దస్తావేజు యొక్క మొత్తము కాగితముల  
సంఖ్య... ఈ కాగితము వరుస సంఖ్య...

జాయింట్ సర్-రిజిస్ట్రారు-II



For CYBERCITY TATTVA LLP

Authorised Signatory



500Rs.



S. No. 4858 Date 8/6/2007 R. No. AP7/115-62480

M.A. DAVI  
S.V.L. No. 18/98  
H No. 7-4-84, Gagan Pahal, P.R. D.M.

Sold to K. R. Reddy


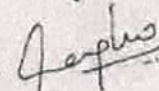
S/o. Annapathi Reddy, R/o. Hyd

For whom... Uttala Shada Erken (P) Ltd Hyd





::10::

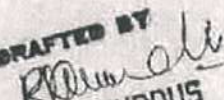
IN WITNESS WHEREOF the Vendors have signed on this Sale Deed with free will and consent on this the day, month and year first above mentioned.

**WITNESSES:-**

1.  (A.V. RAGHAVARAJU)
2.  (V. RAGHAVENDER REDDY)

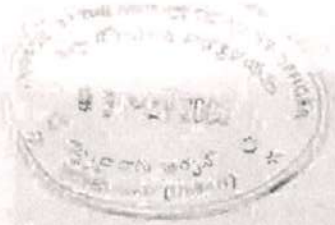
**VENDORS.**

1.  SMT BANU
2. 
3. 
4. 

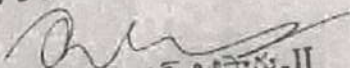
DRAFTED BY  
  
RUHUL KHUDDUS  
Dist. Document Writer  
R. O. RANGA REDDY  
S. W. L. No. 4/99 B. No. 64/2007

For CYBERCITY TATTVA LLP

  
Authorised Signatory



I వస్తువు 2000 సంపు  
దస్తావేజు యొక్క మొత్తము  
సంఖ్య...11... ఈ కారితము పరుస సంఖ్య.11

  
జాయింట్ సర్-రెజిస్ట్రారు-II



For CYBERCITY TATTVA LLP



Authorised Signatory

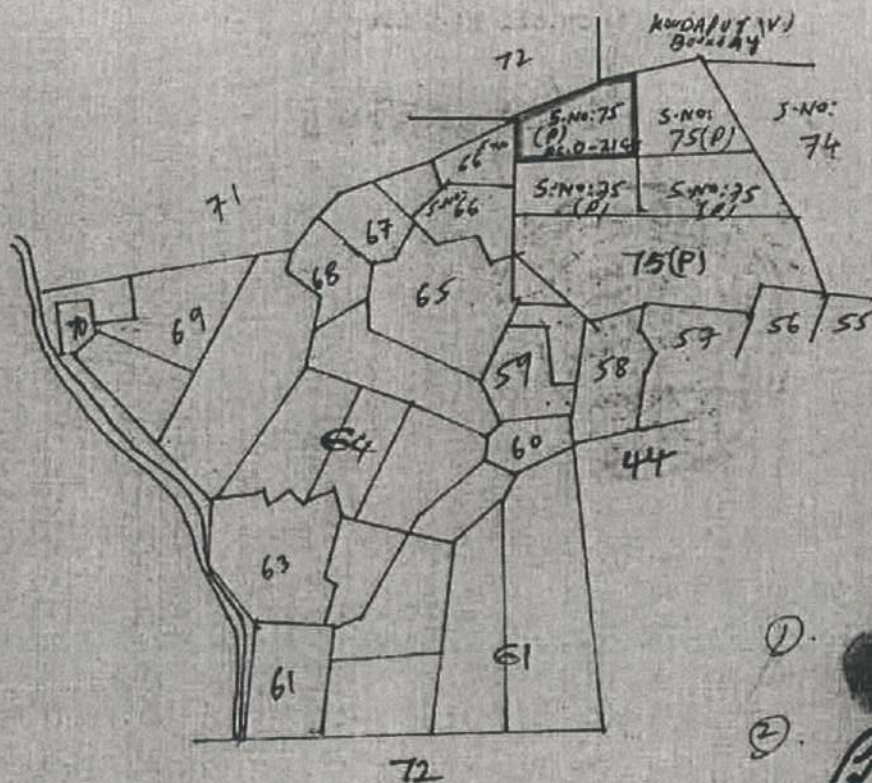


REGN: PLAN OF AGRICULTURAL LAND IN SY.NO: 75(A)  
SITUATED AT KOTHAGUDA VILLAGE, SERILINGAMPALLY  
MANDAL AND MUNICIPALITY, R.R. DIST.

VENDORS: - ①. SMT. BANU BEE W/O. AHMED ALI AND 3 OTHERS

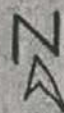
VENDEE: - UTTARASHADA GREEN LANDS (P) LTD., REP BY IT'S

SIGNATORY: - SRI. B. SURYANARAYANA RAJU S/O. B. SATYANARAYANA  
- RAJU.



REF  
INCLUDED: ☒  
EXCLUDED: ☐

AREA  
Ac. 0-21 Gts  
OR  
0.21 HECTARE



①. LTI of  
SMT BANU BEE

②.   
③.   
④.

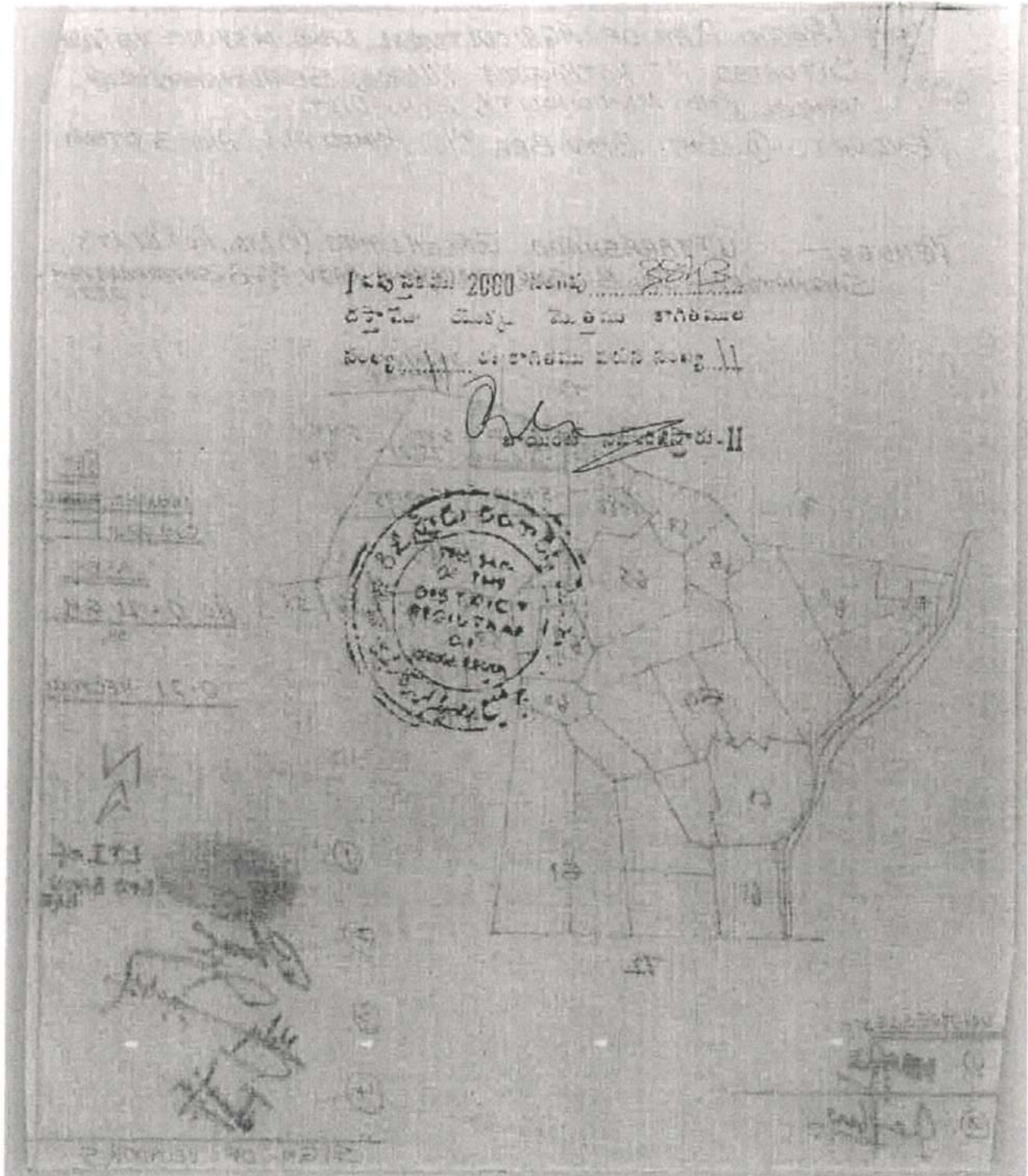
SIGN: OF VENDORS

WITNESSES:-

①.   
②.

For CYBERCITY TATTVA LLP

Authorised Signatory



For CYBERCITY TATTVA LLP

Authorized Signatory