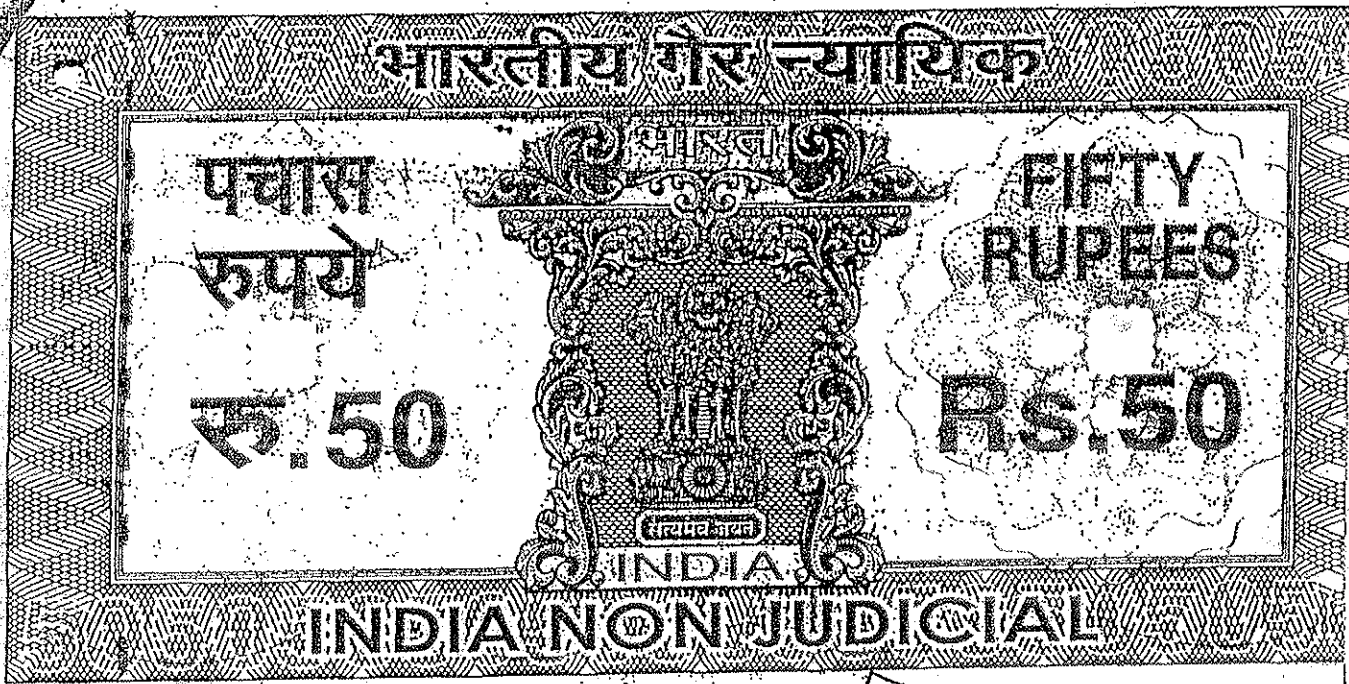


24



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

59474 Dt. 21/08/06 Rs. 50.
 o. Anantha Raya Sharma.
 W/o. D/o. Late D. Shiva Rao
 For whom.....

SHANKER SINGH A: 2087
 S/O. H.P. W/O. D. R.
 S.P.L. NO. 1102, P.L. No. 112003
 Ring Road, Maghool Nagar
 Near Laxmi House, Hyd.

*** IN FAVOUR OF ***

MR. ANANTHA RAYA SHARMA S/o. LATE. D. SHIVA RAO,
 Aged about 42 Years, Occupation: Business,
 R/o. Ameerpet, H Y D E R A B A D.

Hereinafter called the "V E N D E E" of the SECOND PART which term shall mean and include all his heirs, executors, administrators, successors, legal representatives, nominees and assignees etc..

WHEREAS, the Vendor herein is the sole and absolute owner and peaceful possessor of the Agricultural Land bearing in Survey Nos. 81 an extent of Ac. 0-08 Guntas, Sy. No. 86 an extent of Ac. 0-29 Gts., Survey No. 87 an extent of Ac. 1-03 Gts., and in Sy. No. 88 an extent of Ac. 1-03 Guntas, total admeasuring Ac. 3-03 Guntas, Situated at NARSINGI VILLAGE & G.P., Rajendranagar Mandal, Ranga Reddy District, A.P., having purchased the same vide regd. Sale Deed Doct. No. 9529/2006, regd. at S.R.O., Rajendranagar, Ranga Reddy District, from Sri. K. Ram Reddy S/o. Late. K. Chandra Reddy & K. Raghunandan Reddy S/o. Late. K. Mutyam Reddy.

Contd...3..

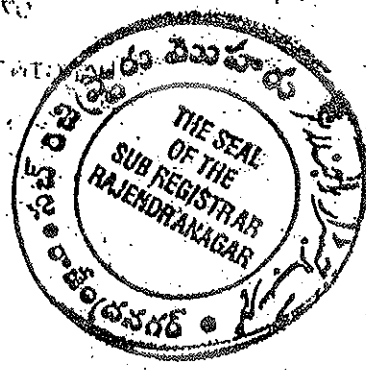
55-08/2-5

Rs. 39.90 towards stamp duty
including T.D. U/s 41 of I.S. Act, and
Rs. 200 towards Registration fee
on the chargeable value of
Rs. 40,00,000 were paid by the
party through S.B.H. Rajendranagar Vide
Receipt No. 411839 Dt. 25/8/06

Sub-Registrar

Registered as Document No. 2047 of
2006 (192 S.E.) of Book-I and Assigned
The Identification No. 1518. 20472006

Dated 31/8/06 Registering Officer



11 3 11

WHEREAS, the Vendor has agreed and offered to sell the Agricultural Land bearing in Survey Nos.81 an extent of Ac.0-08 Guntas, Sy.No.86 an extent of Ac.0-29 Gts., and Survey No.87 an extent of Ac.0-03 Gts., (Out of Ac.1-03 Guntas), total admeasuring Ac.1-08 Guntas, Situated at NARSINGI VILLAGE & B.P., Rajendranagar Mandal, Ranga Reddy District, A.P., and morefully described in the SCHEDULED PROPERTY annexed hereto, to the Vendee for a valid sale consideration of Rs.40,00,000/- (Rupees FORTY LAKHS ONLY) and the Vendee has agreed to purchase the same for the said sale consideration. And the Vendee has already paid the entire sale consideration of Rs.40,00,000/- (Rupees FORTY LAKHS ONLY) to the Vendors by cash, the receipt of which the Vendors hereby accept and acknowledge the receipt of the entire sale consideration.

AND WHEREAS, the Vendor has today delivered the vacant, possession of the Schedule Property to the Vendee with all the rights, title and interests which he is having by virtue of his being the owners.

GENERAL POWER OF ATTORNEY

I, the above mentioned Vendor do hereby appoint

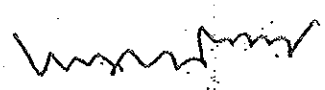
MR. ANANTHA RAYA SHARMA S/o. LATE. D. SHIVA RAO.
Aged about 42 Years, Occupation: Business,
R/o. Ameerpet, HYDERABAD.

as my General Power of Attorney on my behalf to appear and represent before the S.R.O., Rajendranagar, Ranga Reddy District, in respect of Sale of the Agricultural Land bearing in Survey Nos.81 an extent of Ac.0-08 Guntas, Sy.No.86 an extent of Ac.0-29 Gts., and Survey No.87 an extent of Ac.0-03 Gts., (Out of Ac.1-03 Guntas), total admeasuring Ac.1-08 Guntas, Situated at NARSINGI VILLAGE & B.P., Rajendranagar Mandal, Ranga Reddy District, A.P., and to do all such things and acts as are required to be done for effectively conveying the Property connected herewith.

I, authorise the said Attorney to execute the Sale Deed or Deeds or any other deeds and to admit and receive the Sale Consideration and to do any act, Deed or thing as may be necessary to complete the Registration of the Sale Deed or Deeds in respect of the above mentioned Property.

To represent me in court of law and to sign and file papers or documents which ever is necessary to prosecute and defend the litigations and to do any act, deed or thing as may be necessary to the satisfaction of the Court of the law, to sign papers and present the same in any Government or Semi-Government Offices to obtain layout-modifications in layout, which ever is necessary from time to time.

Contd...4..



11 4 11

To sign all the Papers, Sale Deed or Deeds, Agreement of Sale or any other deed/s of transfer and present the same before the Registration authority in my name and on our behalf.

To sell the Said Property in full or in part as the case may be my name and on my behalf.

To receive the same consideration in full or in part as the case may be in our name and on my behalf.

I, the above mentioned Vendor do hereby agree and declare that all acts, deeds and things done, executed or performed by the Said General Power of Attorney shall be valid and binding on me/us to all intend the purposes as if done by me/us personally which We undertake to ratify and confirm for all the times hereafter.

THAT, the Vendor has agreed to transfer the Schedule Property in the name of the Vendee or his nominee or nominees through their G.P.A. as and when required and also undertake to attend the Office of the Sub-Registrar, for the purpose of transferring the same in name of the Vendee through his G.P.A..

The Vendee or his nominee or nominees are at liberty to enter into the Schedule Property. Show the land and enter into Agreement/s of Sale with the third parties-intending purchase and demarkate the land into plots and form roads, fencing the land and other developmental purposes, prepare plans and also to submit the layout to the concerned authorities for sanction. The Vendors also hereby authorise the Vendee to apply to the concerned authorities for Electricity, digging Bore-Wells, Telephone and Electrical connections etc., at the expenses of the Vendee.

THE VENDOR hereby undertake to register the land in parts or full through their General Power of Attorney in favour of the Vendee or his nominee/s or such other person/s as the Vendees may nominate from time to time, for the consideration received and for all purposes the nominee of the Vendee is Deemed Vendee to the Vendor.

The Vendor hereby declare that the Property now offered for be sale is free from all Encumbrances, liens, mortgages, charges and prior Agreement of Sale etc..

The Vendor further assure the Vendee that in case of any loss of any portion of the Property, on account of any defect in the legal and marketable title of the Vendors or otherwise, the Vendors shall indemnify the Vendee for all such losses so sustained, at his own cost and consequences.

The Vendor hereby assure the Vendee that nothing material relating to this Sale is cancelled and that there are no other person whosever have any right or claim over the Scheduled Property except the Vendor. The Property is question is not subject to any litigations, acquisition proceedings or any other prior agreement/s of Sale and is not an Assigned Land.

Contd...5..



27

11 5 11

SCHEDULE OF THE PROPERTY

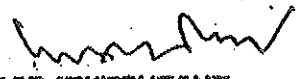
ALL THAT the Agricultural Land bearing in Survey Nos. 81 an extent of Ac. 0-08 Buntas, Sy. No. 84 an extent of Ac. 0-29 Bts., and Survey No. 87 an extent of Ac. 0-03 Bts., (Out of Ac. 1-03 Buntas), total admeasuring Ac. 1-00 Buntas, Situated at NARSINGI VILLAGE & B.P., Rajendranagar Mandal, Ranga Reddy District, A.P., and bounded as follows:-

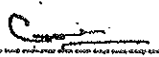
- NORTH :: Agri. Lands of K. Sathi Reddy.
SOUTH :: Agri. Lands of K. Vittal Reddy.
EAST :: Agri. Lands of Ameenoddin & Jahangir Hussain.
WEST :: Agri. Lands of K. Bathi Reddy.

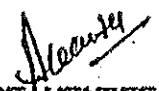
IN WITNESSES WHEREOF, the Vendor (Executant) and the Vendee (Attorney) having agreed to the above terms and conditions have affixed their signature to this indenture out of free will and consent on this the 31st day of AUGUST, 2006 at S.R.O., Rajendranagar, Ranga Reddy District, in the presence of the following:

WITNESSES:-

1. 


SIGN. OF VENDOR/EXECUTANT.

2. 


SIGN. OF VENDEE/ATTORNEY.

RULE 3

THAT the Vendors hereby declare that there are No Mango Trees, Coconut Trees, Betal Leaf Gardens, Orange Grooves 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 being transferred, that if any suppression of facts is noticed at a future dated the Vendors will be liable for prosecution as per law besides payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED:

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF
UNDER VALUATION INSTRUMENT RULE 1975.

I, " M/S.K.L.R. INDUSTRIES LIMITED " having its office at Sy.No.222/1, Cherlapally Road, ECIL Post, Hyderabad - 500 062, REP. BY ITS MANAGING DIRECTOR: SRI.K.LAXMA REDDY S/o. SRI.K.KONDA REDDY, Aged about 50 Years, Occupation: Business, Resident of House No.12-13-777, Keemthi Colony, Tarnaka, HYDERABAD, hereby declare that and a state to the best of my knowledge belief the Market Value of the Property entered is as follows:

PLACE	SURVEY NOS.	AREA	VALUE PER ACRE	TOTAL M.V.
			Rs.	Rs.
NARBINGI VILLAGE,	81,	Ac.0-08 Gts.,	40,00,000/-	40,00,000/-
	86	Ac.0-29 Gts.,		
	87	Ac.0-03 Gts.,		
	Total	Ac.1-00 Gts.,		

Rajendranagar Mandal, DSD & Regn. fees remitted vide challan receipt No. 411829, for Rs. 42,000/- dt: 25/8/06, at S.B.H., Rajendranagar Branch.

R.R.District.

Place: S.R.O., R'Nagar,

Date : 31/08/2006.


EXECUTANTS.

12373/06

Doc. No. 9644/06 (30)

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 551890

Sl. No. 12373/06 20

G. Malliah

G. Buchaiah

Sey. E. other

Two

SALE DEED

THIS DEED OF SALE is made and executed on this the 12th day of JULY, 2006 at S.R.O., Rajendranagar By:-

SMT. MANGLA AGARWAL W/o. SRI. RATANLAL AGARWAL,

Aged about 48 Years, Occupation: House Wife,

R/o. House No. 9-4-86/205, Salarjung Colony,

HYDERABAD.

Hereinafter called the "VENDOR" of the First Part which term shall mean and include all her heirs, executors, administrators, successors, legal representatives, nominees and assignees etc.,



Mangla Agarwal

Contd..2..

వస్తువు/2006 న సం. 9644

దస్తావేజు యొక్క మొత్తము కూగితముల

సంఖ్య 10 కూగితము వదుల సంఖ్య

2006 వ సం॥ జులై నెల.. 12 వ తేది

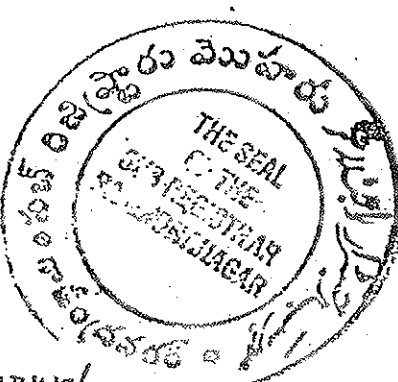
1928 కా.శ. సం॥ మూసము 21 వ తేది

మూసము... మరయు... గంతుల మధ్య

రాజేంద్రనగర్ సబ్-రిజిస్ట్రారు కార్యాలయములో

సహ దాఖలు చేసి రుసుము రూ.....

నెల్లించినది.....



సబ్-రిజిస్ట్రార్

వ్రాసే యిట్టినట్టు ఒప్పుకొన్నది Mangla Agarwal.

ఎకము బొటనములు Mangla Agarwal.

M. Mangla Agarwal

at Huzar to Salangur -
Edam, Hd -



నిరూపించినది

Ram L Agarwal.

శ్రీ. Ramnivas Agarwal, అం: 10
జి. థారు 9-11-86/205, Salangur Edam,
Hd.)

Atlamana (A.V. Ramnivas - శ్రీ. 66 కా.శ. అప్రె. రా
అం: 10 జి. థారు 8-2-60/11/16
Mithils Nagar, Road No 10, Rayana Hill,
Hd - 34.

2006 వ సం॥ జులై నెల.. 12 వ తేది
1928 కా.శ. సం॥ మూసము 21 వ తేది

సబ్ రిజిస్ట్రార్

31

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

RS. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

आंध्र प्रदेश ANDHRA PRADESH

12/07/2016

G. Pallab

G. Buchala

Secy to other

2

IN FAVOUR OF

V. 06AA 551891

V. SREE NATHAN

SVL No. 7/33, R. No. 32, 34
1-8-72, Rajindranagar, H.T. Dike

SRI.GUNDA MALLAIAH S/o. SRI.G.BUCHAIAH, Aged
about 49 Years, Occupation: Business, Resident
of Plot No.116, Tirumala Hills, Malakpet,
HYDERABAD.

SRI.ASHOK KOTARI S/o. SRI.GHEESA LAL KOTARI,
Aged about 46 Years, Occupation: Business,
R/o. Bhansi Surabhi Complex, Ameerpet, HYDERABAD.

" SUCHIR INDIA DEVELOPERS (P) LIMITED "
having its office at 50-B, Jouranlist Colony,
Jubilee Hills, HYDERABAD.

REP. BY ITS CHIEF EXECUTIVE OFFICER

SRI.Y.KIRAN KUMAR S/o. SRI.Y.VEKATESHWARLU. , Aged
about 37 Years, Occupation: Business, Resident of
at 50-B, Jouranlist Colony, Jubilee Hills, HYDERABAD.

hereinafter called the " V E N D E E " of the Second Part which
shall mean and include all its heirs, executors, administra-
tors, successors, legal representatives, nominees and assignees

Contd..3..

Mangla Agarwal.

Mangla Agarwal.

10...ము/2006 వ సం. పు. 9644

దస్తవేజు యొక్క మొత్తము కాగితముల
సంఖ్య...10...కాగితము ముసల సంఖ్య...2

నల్లదిగ్గరి

Rs. ~~333.33~~ towards stamp duty

including T.D. U/c 41 of I.S. Act, and

Rs. ~~5000~~ towards Registration fee
on the chargeable value of

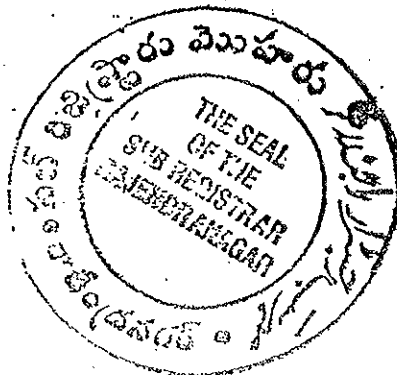
Rs. ~~60000.00~~ were paid by the
party through S.B.H. Rajendranagar Vido

Receipt No. ~~412148~~ 4/7/06
Dt. ~~12.7.06~~

Sub Registrar

Registered as Document No. ~~9644~~ of
200 6 (1928 S.E.) of Book-1 and Assigned
The Identification No. 1518 ~~9644~~ 200 6

Dated ~~12/7/06~~ Registering Officer





ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

V-06AA 551892

12/07/06
G. Vallach

G. Buchholz

✓ E. E. Thor... 3 ...

WHEREAS, the Vendor herein is the sole and absolute owner and peaceful possessor & pattadar of the Agricultural Land bearing in Survey No.89, admeasuring Ac.1-37 Guntas, Situated at NARSINGHI VILLAGE & G.P., Rajendranagar Mandal, Ranga Reddy District, A.P., having purchased the same vide regd. Sale Deed Doot.No.6474/94, dated 28/07/1994, regd. at R.O., Ranga Reddy District, from Sri.K.Sathi Reddy, and mutated his name in revenue records and got pattadar pass book and title deed, vide Patta Pass Book No.401264, Patta No.373, and Title Deed No.401087, issued by M.R.O., & R.D.O., respectively.

AND WHEREAS, the Vendor due to her personal needs and family necessities has agreed and offered to sell the Agricultural Land bearing in Survey No.89, admeasuring Ac.1-37 Guntas, Situated at NARSINGHI VILLAGE & G.P., Rajendranagar Mandal, Ranga Reddy District, A.P., and morefully described in the SCHEDULED PROPERTY annexed hereto, to the Vendees of Second Part, for a total sale consideration of Rs.1,00,00,000/- (Rupees ONE CRORE ONLY) and the Vendee No.1 has agreed to purchase Ac.1-00 Gts., and Vendee Nos.2 & 3 purchase Ac.0-37 Gts., (each Ac.0-18.5 Guntas), for the said sale consideration.

Contd...4...

Contd...4...

Mangla Agarwal.

भारतीय गैर न्यायिक

बीस रुपये
रु. 20

RS-20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

आंध्र प्रदेश ANDHRA PRADESH

V. 06AA 551893

G. Mallaih.

G. Bochari
Sey. E. Chari

W. S.

1-5-74, J. J. Nagar, Hyderabad Dist

:: 4 ::

THAT IN PURSUANCE of the aforesaid offer and acceptance the Vendees have already paid the entire sale consideration of Rs. 1,00,00,000/- (Rupees ONE CRORE ONLY) to the Vendor through D.D.'s as follows:

1. Rs. 25,00,000/- (Rs. Twenty Five Lakhs only) through D.D.No. 64330, dated 12/07/2006, drawn on Development Credit Bank, S.R.Nagar Branch, Hyderabad, paid by G.Mallaih.
2. Rs. 25,00,000/- (Rs. Twenty Five Lakhs only) through D.D.No. 64331, dated 12/07/2006, drawn on Development Credit Bank, S.R.Nagar Branch, Hyderabad, paid by G.Mallaih.
3. Rs. 25,00,000/- (Rs. Twenty Five Lakhs only) through D.D.No. 35252, dated 12/07/2006, drawn on A.P., Vardhaman Mahila Co.Operative Urban Bank Ltd., Edenbagh Branch, Hyderabad, paid by Ashok Kotari.
4. Rs. 25,00,000/- (Rs. Twenty Five Lakhs only) through D.D.No. 048290, dated 12/07/2006, drawn on UTI Bank, Jubilee Hills, Hyderabad, paid by Y.Kiran Kumar.

that the Vendor hereby admit and acknowledge the receipt of the entire sale amount having received from the Vendees. The Vendor hereby convey, sell transfer and assign, the schedule property in favour of Vendees absolutely and forever.

Contd..5..

Mangla Agarwal.

भारतीय गैर ज्यारिफ

ॐ नमो भगवते वासुदेवाय

20

RS-20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

✓ 06AA, 551894

95856

12/07/06 201

G. Valluiah

G. Bodach

CAC 102

SVL No. 7703, Revised 1/204

1 No. 1-8-72, Rajendranagar, Dist. Bija

Ray, Esther 5

THAT THE VENDOR has delivered the vacant, physical and peaceful possession of the Said schedule mentioned property to the Vendees " TO HAVE AND TO HOLD " the same absolutely and forever.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

4 THAT the Vendor has paid all the taxes, cess dues etc., in respect of the schedule property upto the date of this Sale Deed.

THAT the rights, titles, interests, easements, privileges, liberties, enjoyments and possession are hereby transferred in favour of the Vendees absolutely and forever.

THAT the schedule property hereby sold is free from all encumbrances, charges, prior sales, mortgages, gifts, liens, court attachments and litigations etc., and the Vendor has full power and absolute authority to sell the same to the Vendees absolute and forever.

Contd. . . 6 . . .

Mangla Agarwal.

:: 6 ::

THAT THE VENDOR hereby indemnify and keep the Vendees indemnified from against all the losses, costs, expenses, damages, sustained if any to the Vendees on account of any defect in the title of the Vendor or from any third party's claim or if the Vendees are deprived from the part or whole of the schedule property, the Vendor shall compensate against the same at all times from her personal and other property.

I hereby declare that I am owning a vacant land Admeasuring Ac.1-37 Guntas, the peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No.733, Rev. (UC.I) Dept; dated 31-10-1988 and availing of the exemption granted therein, and through this document transferring Ac.1-37 Guntas, If the transfer of the land is subsequently found to be in violation of any of the provisions of the Urban Land (C&R) Act 1976 of the G.O.referred to above, I will be liable for prosecution.

THAT the land affected by this document is not an Assigned Land as defined in Section 2 (1) Act No.9 of 1977.

Contd..7..

Mangla Agarwal.

:: 7 ::

SCHEDULE OF THE PROPERTY

ALL THAT the Agricultural Land bearing in Survey No.89, admeasuring Ac.1-37 Guntas, Situated at NARSINGHI VILLAGE & G.P., Rajendranagar Mandal, Ranga Reddy District, A.P., and bounded as follows:

- NORTH : Agrl.Land in Survey No.93.
- SOUTH : 30'-0" Wide Road & Agrl.Land in Sy.No.88.
- EAST : Agrl.Land in Survey Nos.90 & 88.
- WEST : Agrl.Land in Survey Nos.99 & 124.

IN WITNESSES WHEREOF, the Vendor has signed on this Sale deed with her own free will and consent on this the day, month and year first above mentioned, in the presence of following witnesses:

WITNESSES:-

- 1. Ratan Agarwal
- 2. Anur Agarwal
- 3. Vikas Agarwal

Mangla Agarwal.
V E N D O R.

37

:: 8 ::

RULE 3

THAT the Vendor hereby declare that there are no Mango Trees, Coconut Trees, Betal leaf Gardens Orange Groves or any such Coconut 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 being transferred, that if any suppression of facts is noticed at a future date, the Vendors will be liable for prosecution as per law besides payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED:

Under Rule 3 of the Andhra Pradesh Prevention of Under Valuation Instrument Rule 1975.

I, MANGLA AGARWAL W/o. SRI.RATANLAL AGARWAL, R/o. House No.9-4-86/205, Salarjung Colony, HYDERABAD, hereby declare that and a state to the best of my knowledge belief the Market Value of the Property entered is as follows:-

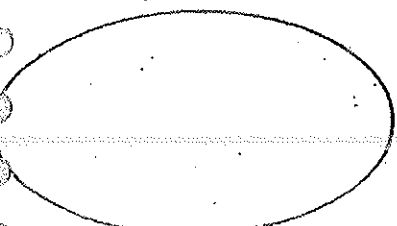
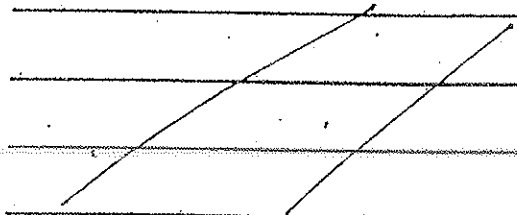
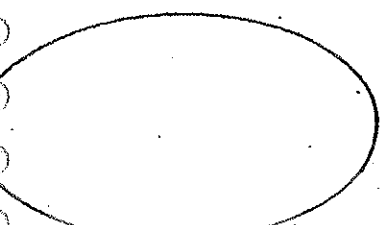
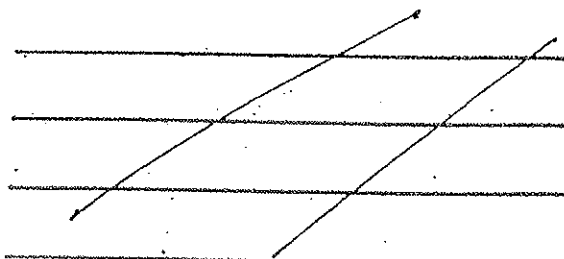
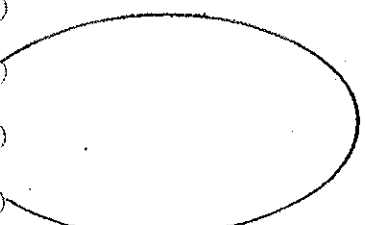
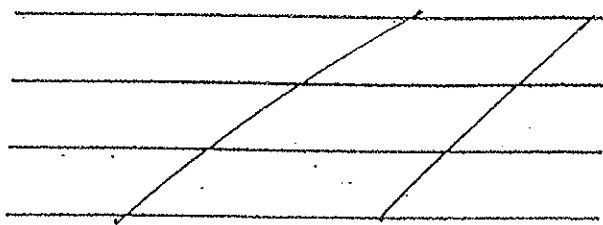
PLACE	SY.NO.	AREA	VALUE PER ACRE.	TOTAL M.V.
			Rs.	Rs.
NARSINGHI VILLAGE,	89.	Ac.1-37 Guntas	51,94,800/-	99,99,990/- or 1,00,00,000/-
Rajendranagar Mandal,	DSD & Regn. fees remitted vide challan receipt No. 412-148, 412101, for Rs. 9,50,000/-, dt: 11/07/06, 12/07/06 at S.B.H., Rajendranagar Branch.			
Ranga Reddy District.				

Station: S.R.O., R.Nagar.

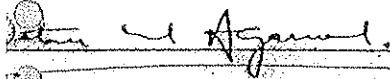
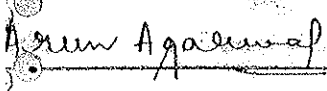
Dated: 12/07/2006.

Mangla Agarwal.
SIGN.OF EXECUTANT(S).

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
			Smt. Mangla Agarwal 40-57, Ratan Lal Agarwal Plot No. 9-4-86/205, Salarjung Colony, Hyderabad.
		PASSPORT SIZE PHOTO BLACK & WHITE	
		PASSPORT SIZE PHOTO BLACK & WHITE	
		PASSPORT SIZE PHOTO BLACK & WHITE	

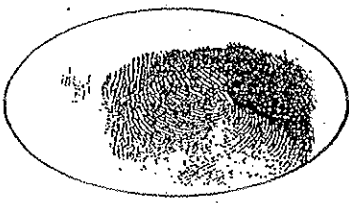
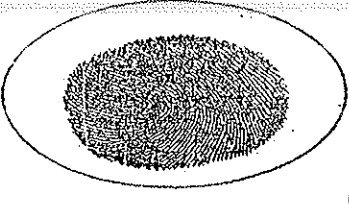
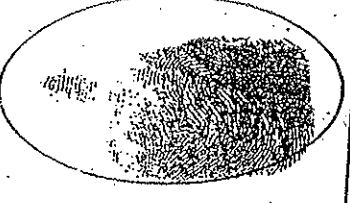
SIGNATURE OF WITNESSES :

Mangla Agarwal.
SIGNATURE OF THE EXECUTANT

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

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FINGER PRINT IN BLACK INK (LEFT TUMB)	PASS PORT SIZE BLACK & WHITE PHOTOGRAPH	NAME & PERMANENT BOSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
		<u>BUYER</u> <u>SELLER</u> <u>Sri. G. Mallaiah</u> <u>40. G. Buchaiah</u> <u>80 pno. 116, Tirumala</u> <u>Hills, Malakpet, Hgd.</u>
		<u>BUYER</u> <u>SELLER</u> <u>Sri. Ashok Kotari</u> <u>80. Gheesa Lal Kotari</u> <u>80 Bhonsi Surabhi Complex,</u> <u>Ameypet, Hgd.</u>
		<u>BUYER</u> <u>M/s. SUCHIRINDIA DEVELOPERS</u> <u>PRIVATE LIMITED</u> <u>Rep by C. E.O</u> <u>Sri Y. KIRAN KUMAR</u> <u>S/o. Late Y. Venkateshwarlu,</u> <u>R/o 61-B, Journalist Colony, Jubilee</u> <u>Hills, Hyderabad.</u>
		<u>REPRESENTATIVE FOR</u> <u>Buyer NO: 3.</u> <u>D. Naveen Michael</u> <u>80. Prayada Rao</u> <u>House- 6, M.H.S.</u> <u>New - 80. Prayada Rao Colony</u> <u>Hgd.</u>

NATURE OF WITNESSES:-

Ratan Lal Agarwal.

Arun Agarwal

Nikas Agarwal

Mangla Agarwal.

SIGNATURE OF EXECUTANT

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

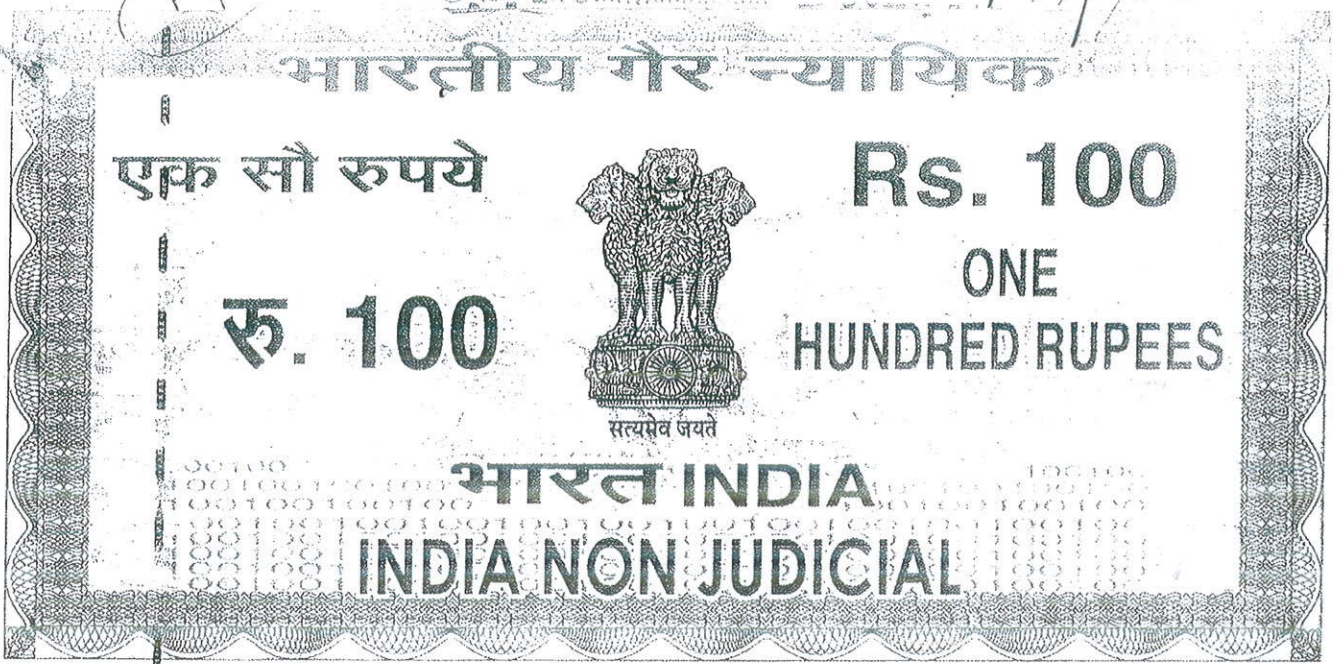
I /We send here with my/our Photograph (s) and fingerprints in the form prescribed, through my representative, Sri P. Naveen Michael as I/We cannot appear personally before the Registering Officer in the office of Sub Registrar of as:

Signature of the Representative

Signature of the Representative

945/2008

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 15590
 Sold To Smt. G. Bhagyashree Reddy
 For S/o. S. Venkatesh Reddy
 To Whom Key P. Anand

K 464519
 P. D. Jiah
 L.No 26/2007 IL No 29/2006
 Oddarpally, K.Nagar, R.R. Dist

SALE DEED

THIS DEED OF SALE is made and executed on this the 28th day of DECEMBER, 2007, at S.R.O., Gandipet, Ranga Reddy District, By:-

1. **SRI. GUNDA MALLAIAH S/O. SRI.B.BUCHAIAH**, aged about 50 years, Occupation: Business, R/o. Plot No.116, Tirumala Hills, Malakpet, Hyderabad.
2. **SRI. ASHOK KOTARI S/O. SRI. GHEESA LAL KOTARI**, aged about 47 years, Occupation: Business, R/o. Bhansi Surabhi Complex, Ameerpet, Hyderabad.
3. **" SUCHIR INDIA DEVELOPERS (P) LIMITED "** having its office at 50-B, Journalist Colony, Jubilee Hills, Hyderabad.

Rep. by Its Chief Executive Officer ##.

SRI. Y.KIRAN KUMAR S/O. SRI.Y.VENKATESHWARLU, aged about 37 years, Occupation: Business, R/o. at 50-B, Journalist Colony, Jubilee Hills, Hyderabad.

(Hereinafter called the "VENDORS" which term shall mean and include all their heirs, executors, administrators, legal representatives, nominees and assignees of the First Part.)

Contd..2..

① *[Signature]*

② *[Signature]*

③ *[Signature]*



[Signature]

200 7 వనం టిపోగ్రాఫ్ నం. 28 రేడి
192 9 చక్కా టిపోగ్రాఫ్ నం. 7 రేడి
కగలు.....2.....మరియు 3.....గంటలపాటు

జీర్ణిం చినాడు
సీ యిచ్చినట్లు ఉత్సాహాన్ని ది
శమ బొటన వేలు

ॐ नमो भगवते वासुदेवाय

① Herman Sw Veenstelsom 8281 73m.
Sw Amersfoort. D.V. Road. (82.)

② Gyan Sw Lammervogel, m. 2
no living tests m.

200 7 వ సం దశాబ్దం నెల 28 వ తేది
192 9 శా.శ అక్షయమాసం 7 వ తేది

~~నవ రిజిస్ట్రారు
గండి పేట~~

1 పుస్తకం 945/08 సం. 10
దస్తావేజుల మొత్తం కాగితముల సం. 15
ఈ కాగితముల సం. 15
సంఖ్య 1
సర్కిల్ డివిజన్

IN FAVOUR OF

SMT. S. BHAGYA REKHA W/o. SRI. S. VENKAT REDDY, aged about 35 years, Occupation : Business, R/o. Plot No. 38, Chinthal, Balanagar, Ranga Reddy District - A.P.

(Hereinafter called the "VENDEE" which term shall mean and include all her heirs, executors, administrators, legal representatives, nominees and assignees of the Second Part).

WHEREAS the Vendors herein are the sole and absolute owners and peaceful possessors and Pattadars of the Agricultural land bearing in Sy.No. 89, admeasuring Ac. 1-37 Gts., Situated at **NARSINGI VILLAGE & G.P.**, Rajendranagar Mandal, R.R. District. A.P. and morefully described in the Schedule Property mentioned hereto, having purchased from Smt. Mangla Agarwal W/o. Sri. Ratanlal Agarwal, through Registered Sale Deed Document No. 9644/2006, dated 12th day of July, 2006, Registered at S.R.O. Rajendranagar, Ranga Reddy District.

And Whereas Smt. Mangla Agarwal W/o. Sri. Ratanlal Agarwal, was purchased the same property through Registered Sale Deed Doct.No. 6474/94, dated 28-07-1994, Registered at R.O., Ranga Reddy District. From Sri. K. Sathi Reddy, and mutated his name in revenue records and got pattadar pass Book and title deed, vide Patta Pass Book No. 401264, Patta No. 373, and Title Deed No. 401087, issued by M.R.O., & R.D.O., respectively.

WHEREAS the Vendor's herein Jointly purchased the total extent of Ac. 1-37 Gts, with an understanding of sharing the total extent of Ac. 1-37 gts in the following manner.

- a) Vendor No. 1 Share is Ac. 1-00 Gts
- b) Vendor No. 2 Share is Ac. 0-18 ½ Gts
- c) Vendor No. 3 Share is Ac. 0-18 ½ Gts

Wherein the above Vendor No. 2 in voking his right over the undivided un specified share of Ac. 0-18 ½ Gts, due to his personal necessities have offered to sell the above vendee an extent of Ac. 0-09 ¼ Gts, out of the total extent of Ac. 0-18 ½ Gts, for the same the Vendors No. 1 & 3 have No Objection. Further the Vendor No. 2 have retained an extent of Ac. 0-09 ¼ Gts, under his peaceful possession and enjoyment.

[Signature]

[Signature]

[Signature]

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2. Whereas Vendor No. 1 and 3 are added to this sale deed as consenting parties only. And Vendor No. 2 being the owner of the schedule property to this Sale Deed.

AND WHEREAS the Vendor No. 2 has due to his personal needs and family necessities have agreed and offered to sell the Undivided share of Agricultural land bearing in Sy.No. 89, admeasuring Ac. 0-09.25 Gts., Out of Ac. 0-18½ Situated at NARSINGI VILLAGE & G.P., Rajendranagar Mandal, R.R. District. A.P. to the Vendee of Second Part, for total sale consideration of Rs. 20,81,500/- (Rupees Twenty Lakhs Eighty One Thousands and Five Hundred Only) and the Vendee has agreed to purchase the same for the sale consideration.

THAT IN PURSUANCE, of the aforesaid offer and acceptance, the ^{Vendee} has paid entire sale consideration of Rs. 20,81,500/- (Rupees Twenty Lakhs Eighty One Thousands and Five Hundred Only) paid, follows : Through Cheque bearing No. 010708, for Rs. 12,50,000/- drawn on AP Vardhman Mahila Co-operative Urban Bank Ltd., Edenbagh Branch, Hyd, dated 14-12-2007, in favour of Sri. Ashok Kotari and Remaining balance paid by cash to the Vendor No. 2 thus the Vendor No. 2 hereby admits and acknowledges the receipts; of the entire sale amount having received from the Vendee and Vendor No. 2 hereby conveys, sells, transfers and assign upto the Vendee, the schedule property absolutely and forever.

THAT, the Vendor No. 2 has this day delivered the vacant, physical and peaceful possession of the schedule mentioned property to the Vendee "TO HAVE AND TO HOLD" the same absolutely and forever.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

THAT, the Vendor No. 2 has paid all the taxes, cess dues etc., in respect of the schedule property upto the date of this Sale Deed.

THAT, the rights, titles, interest, easements, privileges, liberties, enjoyment and possessions are hereby transferred in favour of the Vendee absolutely and forever.

THAT, the Schedule property hereby sole is free from ^{all} encumbrances, charges, prior sales, mortgages, gifts, will, liens, court attachments, agreement of sales and litigations etc., and the Vendor No. 2 have full power and absolute authority to the above mentioned property to the Vendee absolutely and forever.

[Signature]

[Signature]

[Signature]

THAT, the Vendor No. 2 hereby indemnify and keeps the Vendee indemnified from against all the losses, costs, expenses, damages sustained if any to the Vendee on account of any defect in the title of the Vendor No. 2 or from any third party and claim or the Vendee is deprived from the part of whole of the schedule property. The Vendor No. 2 shall compensate against the same from their personal and other properties.

THAT, the Vendor No. 2 hereby declare that I am owning Agricultural land admeasuring Ac. 0-18.5 guntas, in peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms No. 733, Rev. (UCI) Dept. dated 31-10-1988 and availing of the exemption granted therein and through this document the Vendor No. 2 is transferring Ac. 0-09.25 Gts., If the transfer of the land is subsequently found to be in violation of any of the provision of the Urban Land (C & R) Act of 1976 of the G.O., referred to above, the Vendor No. 2 will be liable for prosecution, besides this transaction being declared as null and void.

THAT, the land affected by this document is not assigned land as defined in section (2) (1) Act No. 9 of 1977.

DSD & Regn. Fees remitted vide Challan receipt No. 682407 for Rs. 1,97,745/- dated 14-12-2007 at S.B.H. Raidurg Branch.

SCHEDULE OF PROPERTY

All that the Undivided share of Agricultural land bearing in Sy.No. 89, admeasuring Ac. 0-09.25 Gts., Out of Ac. 0-18½ Gts, Undivided and unspecified share of Vendor No. 2 Situated at **NARSINGI VILLAGE & G.P.**, Rajendranagar Mandal, R.R. District. A.P. and bounded as follows :

North	:	Agri Land in Survey No. 93
South	:	30' Wide Road & Agri Land in Sy.No. 88
East	:	Agri Land in Survey Nos. 90 & 88.
West	:	Agri Land in Survey Nos. 99 & 124.

And more clearly delineated in the plan annexed hereto, and marked in RED Color.

[Handwritten signatures and initials]

:: 5 ::

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IN WITNESSES WHEREOF, the Vendor No. 2 & Consenting Parties signed on this SALE DEED with their own free will and consent on this the day, month and year first above mentioned, before the following.

WITNESSES

1.

2.

VENDOR

1.

2.

CONSISTING PARTIES

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

SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

SELLER

Sri. ASHOK KOTARI
R/o Bansri Suraolis Complex
Ameerpet, Hyderabad.

CONSENTING PARTIES

Sri. G. MALLAIAH
R/o P.No. 116, Tirumala Hills
Malakpet, Hyderabad

Sri. Y. KIRAN KUMAR
R/o 50-B, Journalist
Colony, Jubilee Hills
Hyderabad.

PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES :

1. _____

2. _____

SIGNATURE OF THE EXECUTANT'S

RULE - 3 STATEMENT

That the Vendor No. 2 hereby declare that there are no Mango Trees, Coconut Trees, Betal Leaf, Gardens, Orange grooves of any such other gardens, that there are no mines or quarries of granites; of such other valuable stones, that there are no machinery no fish ponds etc., in the land now being transferred that if any suppression of act in noticed at a future date the Vendor No. 2 will be liable for prosecution as per law besides payment of deficit.

**STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY
FILED UNDER RULE 3 OF ANDHRA PRADESH PREVENTION OF UNDER
VALUATION INSTRUMENT RULE, 1975**

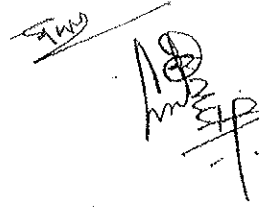
The Vendor No. 2 hereby declare and state to the best of my knowledge and belief that the market value of the property hereby conveyed is as follows :

Village	Sy.No.	Area in Ac.	Value per Acre	Total Market Value
Narsing Village & G.P., Rajendra Nagar Mandal, Ranga Reddy Dist.	89	Ac 0-09.25 Gts.	Rs. 90,00,000/-	Rs. 20,81,000/-

Place S.R.O. Gandipet

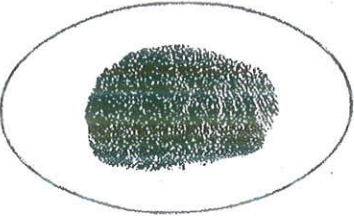
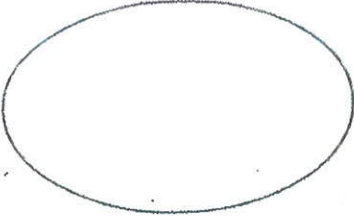
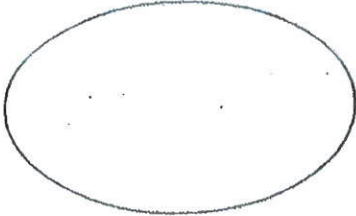
Dated : -12-2007


SIGN OF THE VENDOR No. 2



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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER ✓
			Smt. S. Bhagya Rekha P.O. Plot no: 38 Chintan Balanagar, R.R. Dist
			CAS SPA Gornendee
		PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES

1.

2.

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

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed, through my representative, Sri as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances

Signature of the Representative

S.B. Rekha
Signature(s) of BUYER(s)
Signature of Witness



PROPERTY ADDRESS:

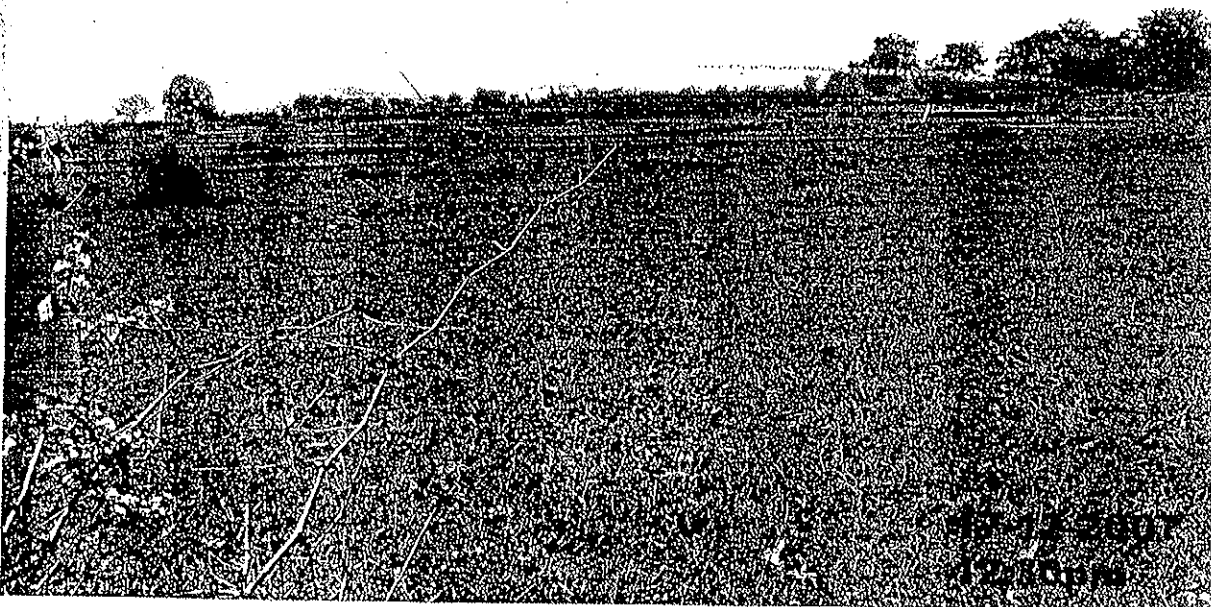
all that the undivided share of
Ag. Land in sy. no. 89 of Narsinghi village, 49
H. W. G. R. R. D. 24

VENDOR:

① Smt. G. Mallanah s/o. B. Buchanah &
Hire

VENDEE:

Smt. S. Bhagya Rekha w/o S. Venkatesh



ROUTE MAP

WITNESSES:

1.

2.

① *[Signature]*

② *[Signature]*

② *[Signature]*

SIG. OF THE VENDORS