

143-688 192 100 (1064/0) (1-2-2009) 20



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

2008 Date 02/08/09 Value 100 -
 Chasee Hachme
 For. Basappa Choudhary
 Whom. Shriram Capital Ltd. Hyderabad

R 46825
 K. NAGARAJA M
 S.I.L. No 46/9C, R.No.0/
 Shop No 50/A, Kushal Ji
 Khairatabad, Hyderabad

DEED OF SALE

This DEED OF SALE made at Hyderabad this the ^{14th} day of August, two thousand nine (2009) by the Andhra Pradesh Industrial Infrastructure Corporation Limited, a Government Company registered under the Companies Act, 1956 having its Registered Office at 5-9-58/B, 6th Floor, Parishrama Bhavan, Basheerbagh, Hyderabad - 500 004, represented by its Project Manager (IPU) Sri D. Pardha Saradhi Rao, S/o Sri D.Ch.B. Venkat Rao, aged 58 years (hereinafter called THE PARTY OF THE FIRST PART) which expression shall unless the context otherwise requires its successors and assigns.

IN FAVOUR OF

M/s. Shriram Capital Limited, formerly known as M/s. Shriram Financial Services Holdings Private Limited, having its Registered Office at Mookambika Complex, 2nd Floor, No.4, Lady Desikachary Road, Mylapore, Chennai - 600 004 represented by its Vice President Mr. N. Mani S/o . Late S.Naganatha Davey aged 49 years (hereinafter called THE PARTY OF THE SECOND PART) which expression shall unless the context otherwise requires shall mean and includes its successors in office and assignees etc.

D. Pardha Saradhi Rao
 PROJECT MANAGER
 Infocity, Project Unit
 APIIC Ltd. Hyderabad.

ENDORSEMENT

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

I. Stamp Duty :

- 1. in the shape of stamp duty...
- 2. in the shape of...
- 3. in the shape of...
- 4. adjustment...

II. Registrars Fee :

- 1. in the shape of...
- 2. in the shape of...

III. User Charge :

- 1. in the shape of...
- 2. in the shape of...

Date: 21/03/2009 Joint Sub-Registrar

2009 వ సంవత్సరం... నెల... వ తేదీ
 1937 సా.శ. చట్టం ప్రకారము... వ తేదీ
 పగలు... మరియు... గంటల మధ్య
 రంగారెడ్డి జిల్లా రిజిస్ట్రారు కార్యాలయంలో ఫోటోలు
 మరియు వేలముద్రలతో దాఖలుచేసిన రుసుము
 రూ. 172350/- చెల్లించినది

1086960/-
 902400/-
 Rs. 172350/-

Rs. 200/-

I hereby certify that in production of the Original (un) registered agreement dated 18/03/2009, executed by...



Rameshwar C. Balasubrahmanyam,
 No 1 Chevuru Pullaich - SPA-93/2003



వదలుకోవడం వేలు



సాక్షి

S/o Late S. Naganathan

Mrs Jodhka Lady Defile Chetty
 Chennai

S. Madhu
 C. Madhubudhan Rao Stn. S. Balanandam
 Burnt, Hydr-16.

A no. C.K. Bhaskar of K.N. Rao, of Ponnur
 No. 18-1-203/48, Uppuguda, Hyderabad

Project Manager, APIC

I have satisfied myself as to the genuineness of the above mentioned...
 D. Parthasaradhi Rao
 Registrar, Hyderabad.

2009 వ సంవత్సరం... నెల... వ తేదీ

1. WHEREAS upon the application of the Party of the Second Part, the Party of the First Part have allotted to the Party of the Second Part, Plot Nos.31/Part & 32 measuring 3.38 Acres situated at Financial District, in Sy. Nos. 115/22, 115/24 & 115/25 of Nanakramguda Village, Serilingampalli Mandal, R.R. District, on outright sale basis which is more fully described in the schedule hereunder and for greater clearness delineated in the plan hereto annexed, hereinafter referred to as "the schedule property" for establishment of Corporate Office, Back Office and I.T. Support and Training Centre Building, subject to the conditions as per the allotment Letter No 1269/PM(IPU)/APIIC/2005(S), dated 16.01.2006 & 09.05.2006.
2. WHEREAS the Government of Andhra Pradesh handed over an extent of Ac.14-30 Gts. of land in Survey Nos. 115/22, 115/24 & 115/25, of Nanakramguda Village, Serilingampalli Mandal, R.R. District to APIIC on 14.09.2002 for development of Financial District. The schedule property is part and parcel of the above land and the Party of the First Part is in the absolute and unencumbered possession of the land and is competent to sell and convey the land in the schedule property.
3. AND WHEREAS an Agreement of Sale was entered into on 18.05.2006 and registered at the office of the District Registrar, Ranga Reddy District vide Registered Document No, 11682/2006, between the Party of the SECOND PART and the Party of the FIRST PART specifying the terms and conditions governing the allotment of the land to the PARTY OF THE SECOND PART.
4. AND WHEREAS the vacant possession of the schedule property was delivered to the Party of the SECOND PART on 18.05.2006 and the party of the SECOND PART has constructed the building.
5. That the party of the FIRST PART has agreed to sell/allot the land in favour of the Party of the SECOND PART in pursuance of their application dated: 31.12.2005 and that the land is to be utilized for the purpose of establishment of Corporate Office, Back Office and I.T. Support and Training Centre Building only. The terms and conditions relating to Sale were settled in the Agreement of Sale entered into on 18.05.2006 with the Party of the SECOND PART. The Party of the FIRST PART agreed to convey the title and ownership of the land in favour of the Party of the SECOND PART subject to the condition that the land shall be utilized for the purpose of establishment Corporate Office, Back Office and I.T. Support and Training Centre Building and for no other purpose.

D. Parvathi Srinivas Reddy
PROJECT MANAGER
Infocity Project Unit
APIIC Ltd. Hyderabad.

1వ పుస్తకము 2009 సం. 4064
 భస్మావేజ యొక్క నమోదు కారితముల సంఖ్య.....
2 ఈ కారితముల పనుల సంఖ్య..... 2

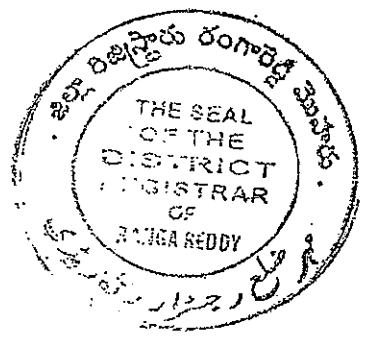
[Signature]
 జాయింట్ సబ్ రిజిస్ట్రార్

An Amount Of Rs. (1026950) towards
 Stamp duty including Transfer duty and
 Rs. (22350) towards Registration Fees
 Was Paid by The Party through Challan
 Receipt No..... Dated..... at
 SBH Sanath Nagar Branch
[Signature]
 Joint Sub
 Ranga Reddy

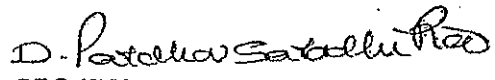
File No. 958/09 Dated: 15/8/09
 I hereby certify that the proper/deficit stamp duty of Rs. 1026950/-
 has been lifted in respect of this instrument from
 the books of 1993 Market Value/Consideration of Rs. 34035000/-
 being 100% of the Market Value

District Registrar's Office
 Ranga Reddy District
[Signature]
 Registrar
 under the Lodge Stamp Act

Registered as Document No. 4064 on
26/9/1931 in Book 1 and assigned the
 identification number as 1510-1-4064
 For Scanning
 Date 19/8/09 Registrar



6. AND WHEREAS THE PARTY OF THE FIRST PART has agreed to sell and THE PARTY OF THE SECOND PART has agreed to purchase the said land free from all encumbrances for a total consideration of Rs.3,42,35,000=00 (Rupees three crores, forty two lakhs, thirty five thousand only) towards the cost of land having been paid to the PARTY OF THE FIRST PART by the PARTY OF THE SECOND PART, the receipt whereof the PARTY OF THE FIRST PART hereby admits and acknowledges. The PARTY OF THE FIRST PART both hereby sell, grant, convey, transfer and assign unto PARTY OF THE SECOND PART all that piece and parcel of land at Financial District, Nanakramguda Village, Serilingampalli Mandal, R.R. District particularly described in the schedule hereunder and for greater clearness delineated in the plan annexed hereto together with all rights, title, easements and all other rights in any wise appertaining thereto TO HOLD the said land unto and to the use of the PARTY OF THE SECOND PART absolutely and forever. The PARTY OF THE SECOND PART shall use the said land for the aforesaid purpose of putting up Corporate Office, Back Office and I.T. Support and Training Centre Building, duly permitted by the Competent Authority and for no other purpose. The PARTY OF THE SECOND PART agrees that it shall not put up any structure or buildings other than establishment Corporate Office, Back Office and I.T. Support and Training Centre Building for the above purpose.
7. THE PARTY OF THE FIRST PART assures the PARTY OF THE SECOND PART that the said land is free from all encumbrances or charge or obligations of any kind whatsoever and nobody else has any right, title or interest.
8. The PARTY OF THE FIRST PART covenants with the PARTY OF THE SECOND PART that the said land shall quietly be entered into upon and held and enjoyed and the rents and profits received there from by the PARTY OF THE SECOND PART without any interruption, disturbance, claim or demands whatever from the "PARTY OF THE FIRST PART".
9. The PARTY OF THE FIRST PART shall at the cost of the PARTY OF THE SECOND PART take all necessary steps and sign all applications, papers and or further documents for more perfectly assuring the said land to the PARTY OF THE SECOND PART and for getting the name of the PARTY OF THE SECOND PART mutated in the Municipal and or Revenue records as the owner of the said land.

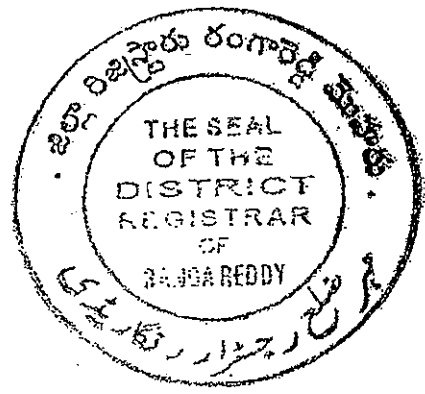

PROJECT MANAGER
Infocity Project Unit
APIIC Ltd. Hyderabad.

1వ పుస్తకము 2007 సం॥ 4064

దస్తావేజు యొక్క మొత్తము కారితముల సంఖ్య.....

2 ఈ కారితముల వలన సంఖ్య.....

[Handwritten Signature]
జాయింట్ సచివశ్రీ



23

:: 4 ::

10. The PARTY OF THE FIRST PART covenants with the PARTY OF THE SECOND PART that if for any defect in the title of the PARTY OF THE FIRST PART, the PARTY OF THE SECOND PART is deprived of the whole or any part of the said land, the PARTY OF THE FIRST PART hereby undertakes to indemnify and or compensate the PARTY OF THE SECOND PART in full
11. The PARTY OF THE FIRST PART is exempted from the provisions of the Urban Land (Ceiling and Regulations) Act, 1976 under Section 19(I) to the vacant lands held by it, as it is a Government Company, as defined in Section 617 of the Companies Act, 1956 (Act 1 of 1956).
12. The Market Value of the schedule land is fixed at Rs.3,42,35,000=00 (Rupees three crores, forty two lakhs, thirty five thousand only) vide Procs.No.1269/PM(IPU)/APIIC/2005, dt:04.08.2009 of the Project Manager (IPU), APIIC, Hyderabad.

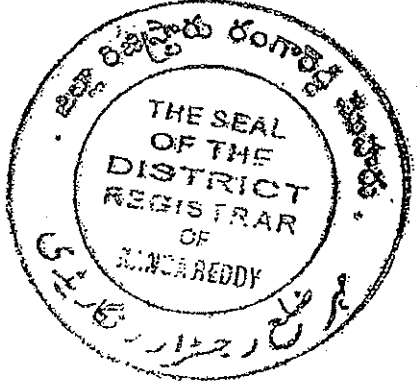
D. Prasanna Sankar Reddy
PROJECT MANAGER
Infocity Project Unit
APIIC Ltd. Hyderabad.

1వ పుస్తకము 200 సం॥ 40667

దస్తావేజు యొక్క యొక్క యొక్క అధికారముల సంఖ్య

..... ఈ కారణముల సంఖ్య

జాయింట్ సబ్ రిజిస్ట్రార్



24

5:

SCHEDULE OF THE PROPERTY

District: : R R District Mandal : Serilingampalli
Village: : Nanakramguda Municipality : Serilingampalli
Survey Nos : 115/22, 115/24 & 115/25 Notified Area : APIIC-IALA

Plot Nos.31/Part & 32 measuring an extent of 3.38 Acres (13694 Sq.Mts.) in Financial District situated in Sy. Nos. 115/22, 115/24 & 115/25, Nanakramguda Village, Serilingampalli Mandal, R.R. District is bounded by:

NORTH : Existing 24 Mts. Wide Road
SOUTH : Plot No.31/Part & 30/P
EAST : Plot Nos.27 & 28
WEST : Existing 24 Mts. Wide Road

IN WITNESSESS WHEREOF the Project Manager (IPU), for and on behalf of Andhra Pradesh Industrial Infrastructure Corporation Limited, Hyderabad has put his hand and seal for and on behalf of and by the order and direction of the PARTY OF THE FIRST PART on the day and year first herein above written in the presence of the following witnesses:

WITNESSES:

Signature of the Party of the First Part for and on behalf of APIIC LIMITED, HYDERABAD.

1. (B. MADHAVI)
Manager (AM), APIIC, Hyd.

2. (B. Sunita Bai)
B. Sunita Bai
DGM (AM), APIIC, Hyd.

(D. Padmasarathi)
PROJECT MANAGER
Infocity Project Unit
APIIC Ltd. Hyderabad.

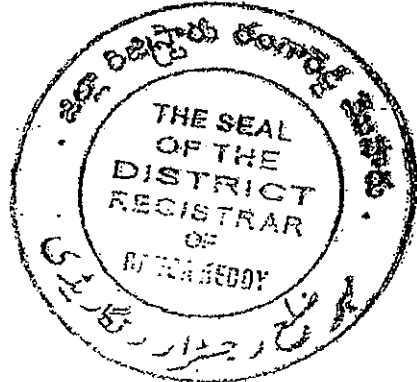
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భస్మావేజి యొక్క పుస్తకము

ఈ కారితము

[Handwritten Signature]
జాయింట్ సెక్రటరీ



SCHEDULE OF THE PROPERTY

District : R R District Mandal : Serilingampalli
Village : Nanakramguda Municipality : Serilingampalli
Survey Nos : 115/22, 115/24 & 115/25 Notified Area : APIIC-IALA

Plot Nos.31/Part & 32 measuring an extent of 3.38 Acres (13694 Sq.Mts.) in Financial District situated in Sy. Nos. 115/22, 115/24 & 115/25, Nanakramguda Village, Serilingampalli Mandal, R.R. District is bounded by:

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Signature of the Party of the First Part for and on behalf of APIIC LIMITED, HYDERABAD.

1. *(Signature)*
(B. MADHAVI)
Manager (AM), APIIC, Hyd.

2. *(Signature)*
B. Sunita Bai
DGM (AM), APIIC, Hyd.

(Signature)
PROJECT MANAGER
Infocity Project Unit
APIIC Ltd. Hyderabad.

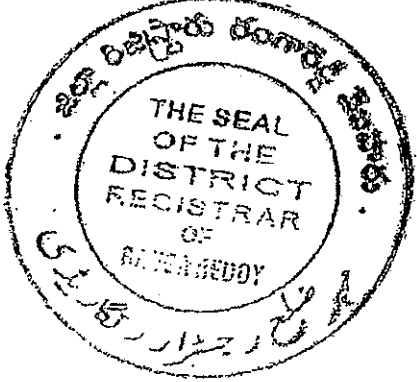
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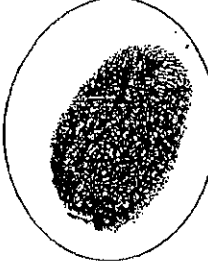

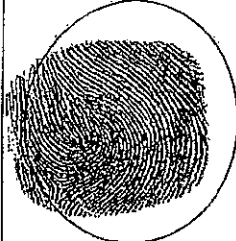



ధర్మవేదా యొక్క పేరున

ఈ కారితము

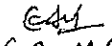

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జాబ్బిపేట పట్టణం



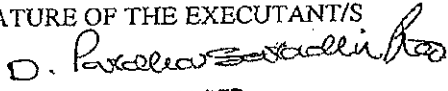
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

FINGER PRINT IN BLACK INK LEFT THUMB	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / OWNER / DEVELOPER
		<p>PARTY OF THE FIRST PART: 1. APIC LIMITED 4TH FLOOR PARISRAMA BHAVAN, BASHEERBAGH, HYDERABAD 500 004. REP. BY. PROJECT MANAGER (IPU) Sri D. PARDHASARADHI RAO S/o D.Ch. B. Venkat Rao</p>
		<p>PARTY OF THE SECOND PART: 2) M/s. Shriram Capital Limited Mookambika Complex, 2nd Floor, No.4, Lady Desikachary Road, Mylapore, Chennai - 600 004 REP. by its Vice President Mr. N. Mani S/o. Late S.Naganatha Davey Aged : 49</p>
		<p>SPL POWER OF ATTORNEY TO (1) SPA No.93/2003, dt.27.6.2003</p>
		<p>3. Sri C. Bala Subrahmanyam S/o Late Chevuru Pullaiah General Manager (AM), APIIC, Basheerbagh Hyderabad - 500 004</p>

SIGNATURE OF WITNESSES

1. 
 (B. MADHAV)
 Manager (AM), APIIC, Hyd.
2. 
 B. Sumita Bai
 DGM (AM), APIIC, Hyd

SIGNATURE OF THE EXECUTANT/S

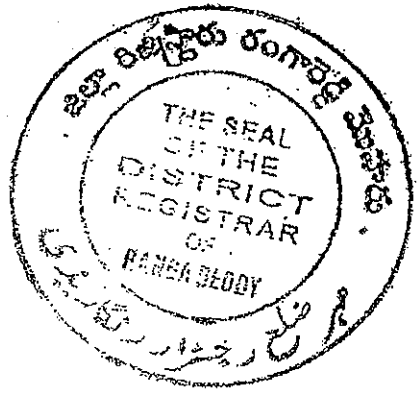

 PROJECT MANAGER
 Infocity Project Unit
 APIIC Ltd. Hyderabad.

For Shriram Capital Limited

Authorised Signatory

1వ పుస్తకము 2009 సం|| 4000
దస్తావేజు యొక్క పేరు
..... తండ్రి పేరు 6

జాయింట్ సర్టిఫికేటు-1



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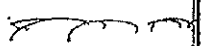


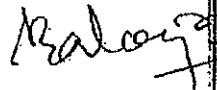
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 003921/2009 of SRO: 1510(RANGA REDDY (R.O))

Presentant Name(Capacity): **D. PARDHA SARADHI**
RAO(EX)

Report Date: 05/08/2009 15:32:55

This report prints Photos and FPs of all parties .

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) N. MANI[R]M/S SHRIRAM CAPITAL LIMITED LADY DESIKACHARY ROADMYLAPORE CHENNAI	
2			(EX) D. PARDHA SARADHI RAO[R]JANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPOATION LTD BASHEERBAGHHYD	

Identified by

Witness 1 

Witness 2 

Photos and TIs

captured by me

Capture of Photos and TIs

done in my presence



1వ పుస్తకము 2000

1706/7

ధర్మావేజ యొక్క పేరున

ఈ కారితము

జాయింట్ సెక్రటరీ



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

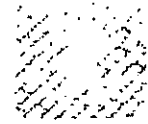
MADHUSUDHAN RAO SURA

BRAHMANANDAN SURA

02/12/1977

Permanent Account Number
BFPS5203M

S. Madhu
Signature

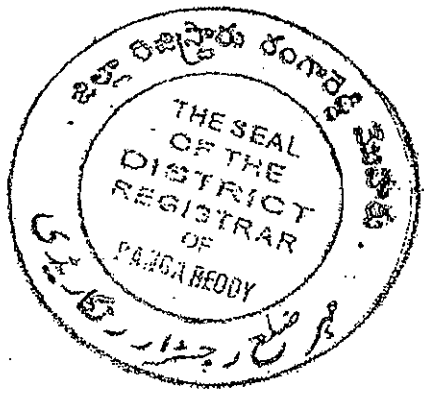


20652006

S. Madhu

1వ పుస్తకము 200 సం॥
దస్తావేజి యొక్క మొత్తము కాగితముల సంఖ్య
2 ఈ కాగితముల పరుస సంఖ్య

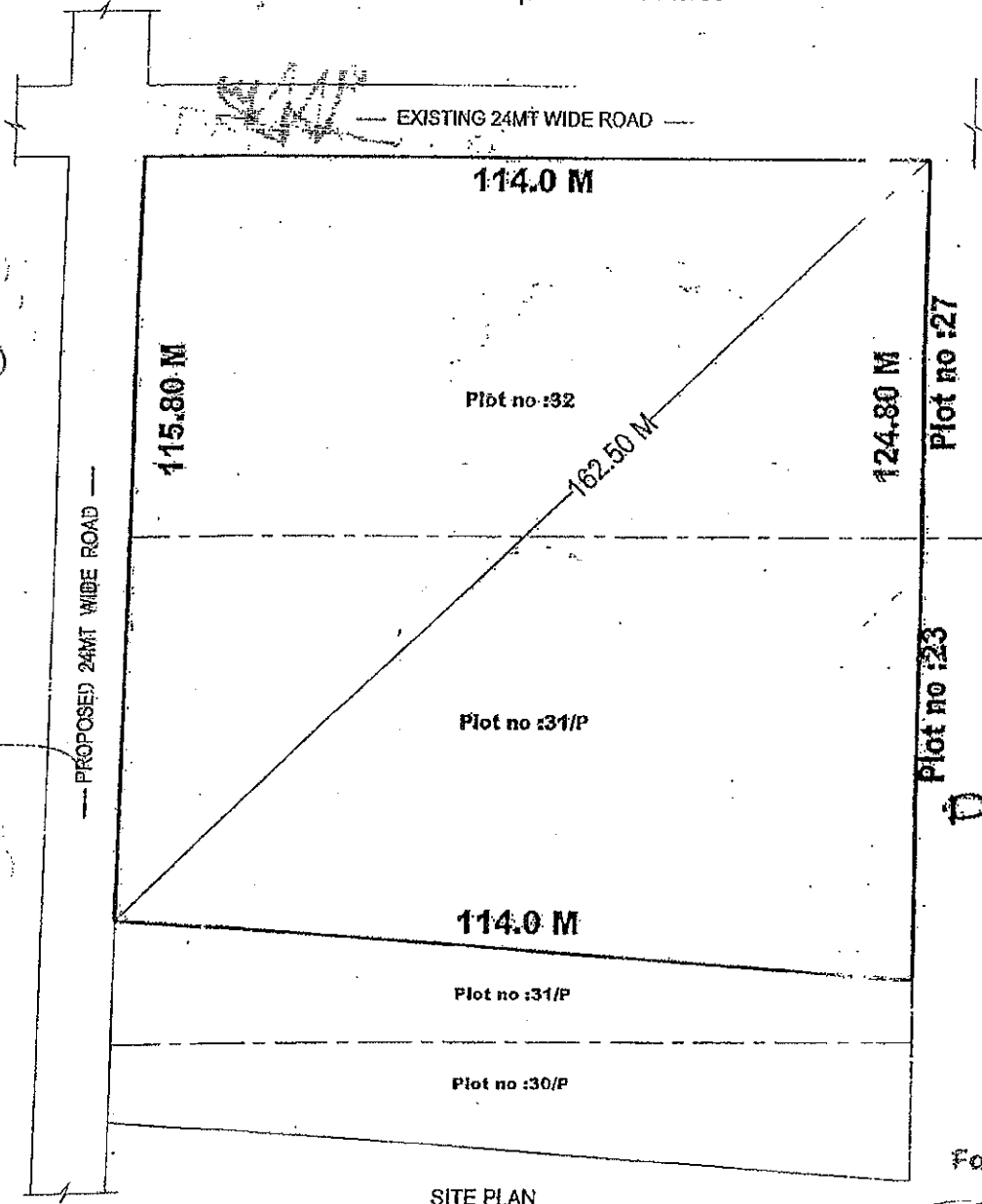
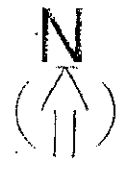
జాయింట్ సెక్రటరీ



(20)

**SITE PLAN OF PLOT NO .31/P & 32 IN SURVEY NO : 115/22 ,115/24 & 115/25 ,IN FINANCIAL DISTRICT,
NANAK RAMGUDA ,RANGA REDDY DISTRICT, ALLOTTED TO M/S SHRIRAM CAPITAL LTD.
(FORMERLY KNOWN AS M/S SHRIRAM FINANCIAL SERVICES (HOLDINGS (P) LTD..)**

AREAS :
Plot area : 13694.0 Sq.Mts / 3.38 Acres



REFERENCES :
INCLUDED :
EXCLUDED :

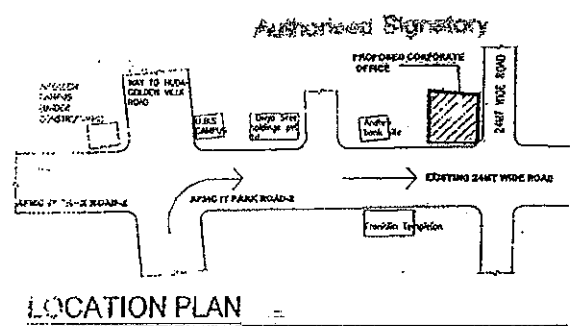
BOUNDARIES :
NORTH : EXISTING 24.0M WIDE ROAD
SOUTH : PLOT NOS 31/P & 30/P
EAST : PLOT NOS 27 & 28
WEST : PROPOSED 24.0M WIDE ROAD

D. Pradeep Sankar
PROJECT MANAGER
Infocity Project Unit
APILC Ltd. Hyderabad.
Signature of Vendor :

Signature of Vendee :
For Shriram Capital Limited

SITE PLAN

- WITNESS :**
- 1) *(B. MADHAV)* Mgr (AM), APILC, Hyd.
 - 2) *B. Sunita Bai*
D.Em (AM), APILC, Hyd.



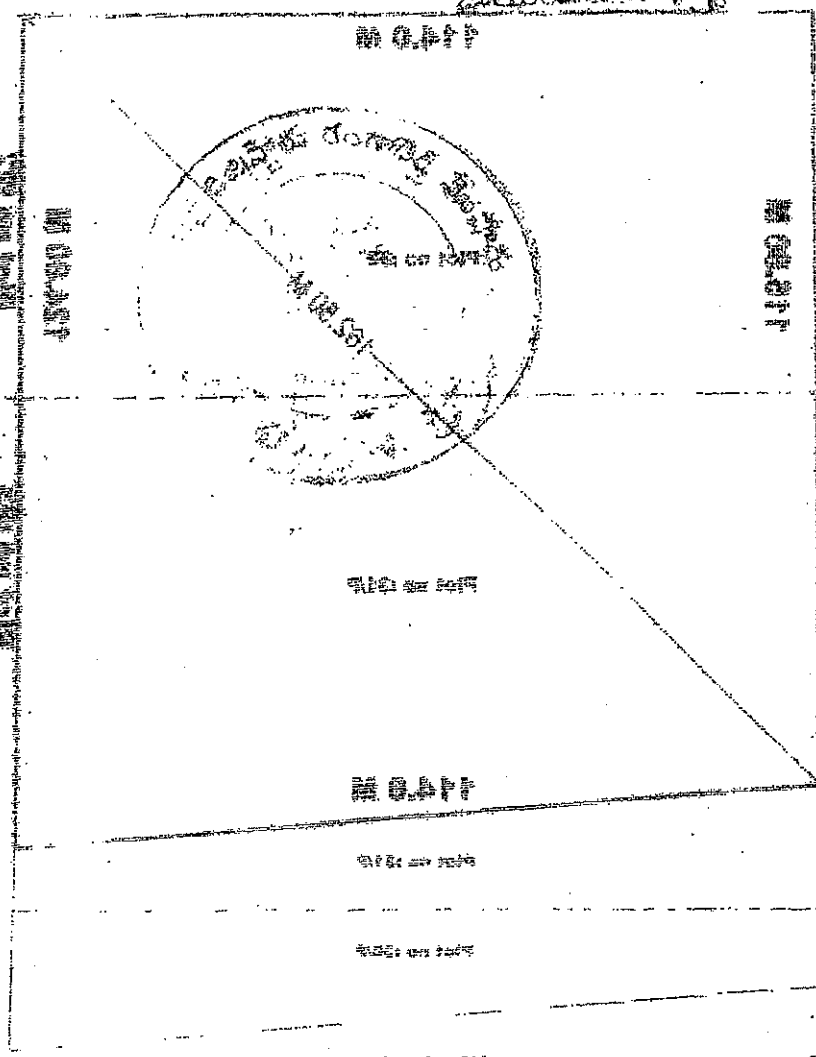
LOCATION PLAN

THE HON'BLE MINISTER FOR FINANCE, GOVT. OF ANDHRA PRADESH
 DEPARTMENT OF FINANCE, GOVT. OFFICE, RAJAHMUNDRAM
 RAJAHMUNDRAM, DISTRICT RAJAHMUNDRAM, AP-526002

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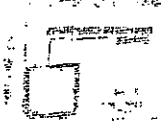
13 వ పుస్తకము 2007 సం.
 దాఖలైన యింట్ల పొడవులను తనిఖీ చేసి
 పట్టికను తయారు చేసి సబ్ డివిజన్
 ఆఫ్ రిజిస్ట్రేషన్, రాజామండ్రి జిల్లా
 కార్యాలయం, రాజామండ్రిలో
 సమర్పించాలి.

[Handwritten Signature]



EXCLUDED :
 INCLUDED :
 EXCLUDED :

రాజామండ్రి జిల్లా రిజిస్ట్రేషన్ కార్యాలయం
 సబ్ డివిజన్ ఆఫ్ రిజిస్ట్రేషన్
 రాజామండ్రి జిల్లా కార్యాలయం, రాజామండ్రి



RAJAHMUNDRAM

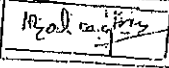
RAJAHMUNDRAM

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAZPC0638D

नाम / NAME
BALA SUBRAHMANYAM CHEVURU

पिता का नाम / FATHER'S NAME
PULLAIAH

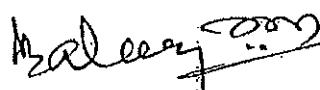
जन्म तिथि / DATE OF BIRTH
26-06-1953

हस्ताक्षर / SIGNATURE


मुख्य आयकर आयुक्त, 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,
बसोबुग,
हैदराबाद - 500 004.

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



1వ పుస్తకము 2011 సం. 7067

దస్తావేజు లు పట్టికలు వ్రాసినవి అనుబంధము

12 వాడుకీలకు వ్రాసినవి

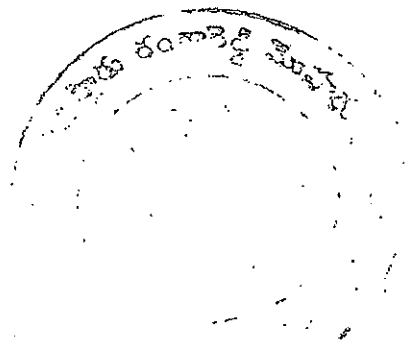
జయంతి పం. జయంతు

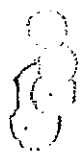
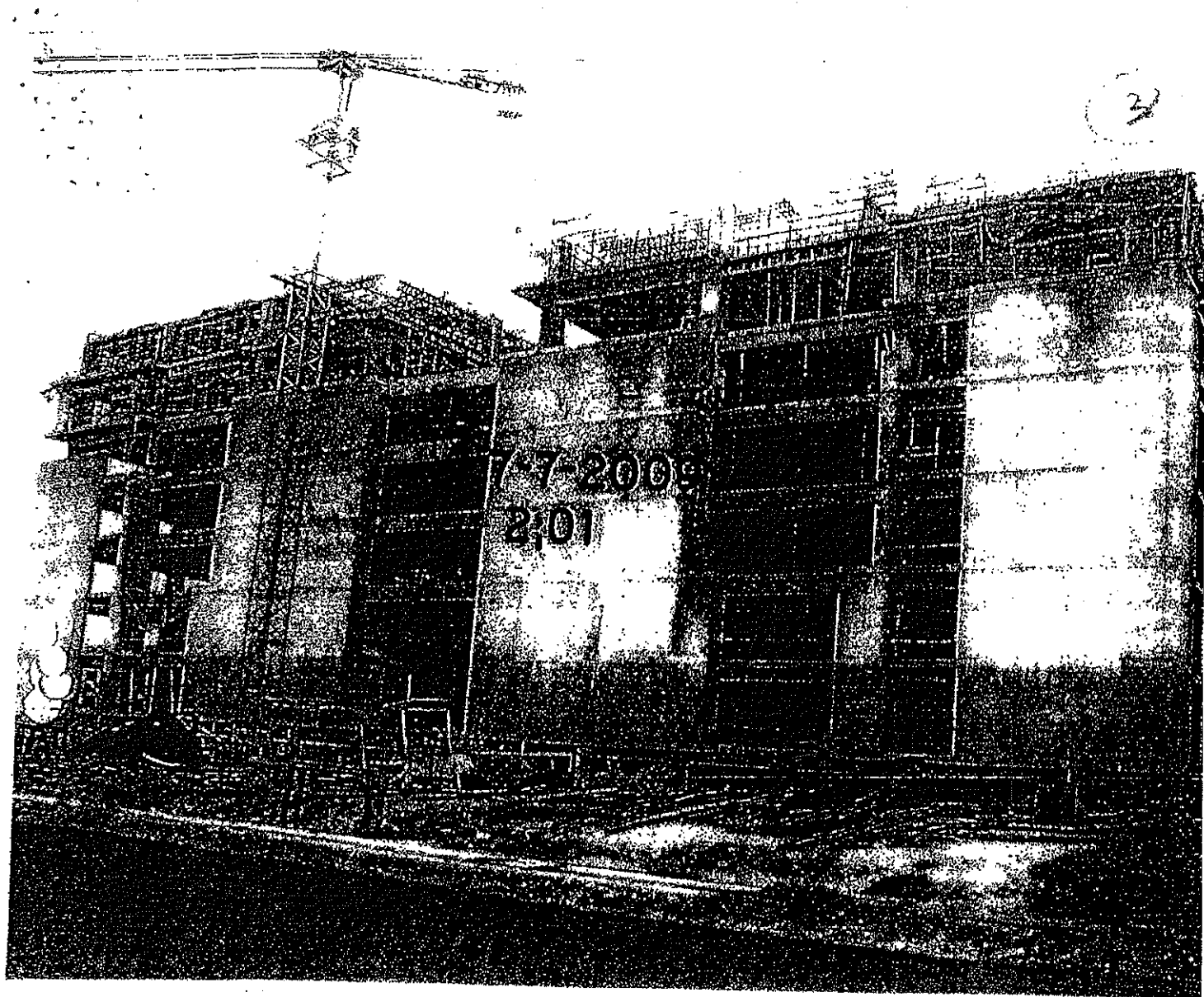


1వ పుస్తకము 2009
బస్టావడ దే.
C2 ఈ కాలము

4069
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జయచంద్ర రెడ్డి





15 వున్నకను 200 గుండ్లు 4000
దస్తవేజు లెక్కలు
4000

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