

C.S.No. 18031 DOCT.No. 18985/2006 App.No. 19420 PS 7766



00ZZ 04393949

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

L. G. Chimala B 934326

శ్రీ మ. వెంకట రామ రెడ్డి
శ్రీ మ. వెంకట రామా రెడ్డి
శ్రీ మ. వెంకట రామా రెడ్డి

LEELA G. CHIMALA
STAMP VENDOR
Mo 02/2006
5-4-76/A, Cedar, Banigumy
SECUNDERABAD-500 003

R.C. ESTATES - Secured SALE DEED

This Sale Deed is made and executed on this the 21st day of November 2006 at Hyderabad by...

- 1. SHRI. M. VENKATA NARSIMHA RAO, son of Shri M. Venkat Rama Rao, aged about 34 years, Occupation: Business, resident of 2-90, Mallapur Village, Uppal Mandal, Ranga Reddy District, represented by her General Power of Attorney holder SRI M. VENKAT RAMANA RAO, Son, Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, R/o. 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District vide GPA validated in file bearing no. 1997/B/2006 dated 14.03.2006 registered at D. R. Office, R. R. District.
- 2. SHRI. M. VENKAT RAMANA RAO, Son of Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, resident of H. No. 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District.

Hereinafter jointly referred to as the VENDORS and severally as Vendor No. 1 & Vendor No. 2, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors, etc.

IN FAVOR OF

M/s. B & C ESTATES, a registered partnership firm having its office at 1, 2, & 3, Ground Floor, Darganaga Complex, Banigumy, Secunderabad, 500 003, represented by its Partner, Sanjiv Mehta, son of Late, Shri Uttam Lal Mehta, aged about 51 years, Occupation: Business, resident of Plot No. 21, Babubagh Colony, Prasadnagar Road, Secunderabad - 500 003, herein after referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assigns etc.

Handwritten signatures and names of the vendors and purchaser.

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన సకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

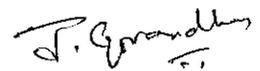
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.



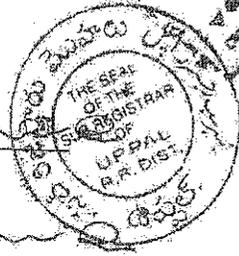
సంతకము
Signature

MANAGER
S-SEVA NALAKUNTA
Seal

2 వ పుస్తకము 13555 క్రింద
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 13 ఈ కాగితపు పదున
 సూక్ష్మ 1

2006 వ సం॥ 21
 192 వ సం॥ 1
 పంపు... పరియం... గంటల మధ్య
 ఉప్పులో సేవ-రిజిస్ట్రేషన్ అప్పీసులో

శ్రీ. M. Venkata Ramana Rao
 రిజిస్ట్రేషన్ నెట్టుము, 1903 వోసె సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన ఇంటర్వ్యూలు
 మరియు వేలిముద్రలతో సహా జాబులు చేసిన
 తుదిముద్ర తు... విధించబడు.
 Receipt No. 100557
 SBH, Hebsiguda Branch, Sec 2nd
 ప్రాసెస్ యొక్క పుస్తకం కోసం
 ఎడమ ద్రోణపత్రాలు



M. V. Ramana Rao s/o. M. M. Venkata Rama Rao
 age about 32 years, occupation: Business,
 s/o. H. No. 2-30, Mallapur Village, Uppal mandal
 R.R. Dist.

విదూరించబడి.

① M. R. Rao Rao

s/o. Late M. Venkata Narasimha Rao,
 occupation: Business - s/o. 2-30, Mallapur
 Village, Uppal (M), R.R. Dist.

② S. S. Rao

s/o. S. D. Rao s/o. S. Rao s/o. 1-10-267,
 New Boringally, Sec - 2nd - H.

2006 వ సం॥ 21
 192 వ సం॥ 1

(Handwritten signature)



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimala
B 934325

848 2011-06 (2008)
 పేరు - Chimala
 వా. నంబరు - Narasing Rao
 వా. వివర - B.L.C. STATES 5008-6

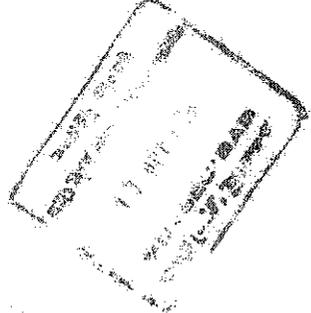
LISELA G. CHIMALA!
 STAMP VENDOR
 No. 02/2007
 5-4-76/A, Cellar, Rattigunta
 SECUNDERABAD-500 003

WHEREAS:

- A) Late Smt. M. Chandu Bai, W/o. Late Shri Venkat Narsimha Rao, was the original pattedar of agricultural land admeasuring about Ac. 1-18 Gts., in survey nos. 183 (Ac. 0-36 Gts.) & 184 (Ac. 0-22 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- B) Late Smt. Chandu Bai reached heavenly abode on 27th August 1992. Land admeasuring about Ac. 0-36 Gts, in Sy. No. 183 is bequeathed to Smt. M. Venkata Narsimha Rao, being her grandson i.e., VENDOR No. 1 herein under a Will dated 9th June 1992. Similarly land admeasuring Ac. 0-22 Gts., in Sy. No. 184 is bequeathed to Shri. M. Venkata Ramana Rao, being her grandson i.e., VENDOR No. 2 herein under the said Will.
- C) Accordingly, VENDOR NO. 1 and 2 being the legal heirs and beneficiaries under the will of the original pattedar late Smt. M. Chandu Bai, became the true and lawful owners and possessors of land admeasuring Ac. 1-18 Gts., in survey nos. 183 (Ac. 0-36 Gts.) & 184 (Ac. 0-22 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.

(Handwritten signatures and names)

1వ పుస్తకము. 2013/2014
 దస్తవేజుల మొత్తం విగతము
 నంబర్. 13. ఈ దస్తవేజుల
 పుస్తకము
 పద-వివేచన



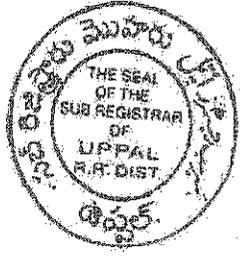
Under Section 42 of Act II of 1944
 No. 1245 of 2013 Dated 22/11/16
 I hereby certify that the deficit
 stamp duty of Rs. 100/-
 has been levied in respect of this instrument
 from Sri. M. Venkatesh Rao
 on the basis of the agreed Market Value
 consideration of Rs. 10,00,000/- being
 higher than the consideration agreed Market
 Value.

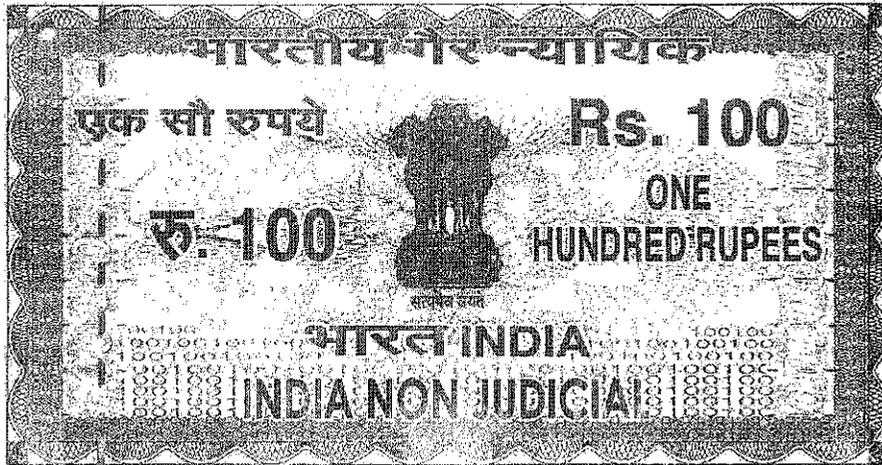
S.R.O. Uppal
 Dated 22/11/16
 Sub-Registrar
 and Collector U.S. 41204
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 9,92,000/- towards Stamp Duty
 including Transfer duty and Rs. 35,000/-
 towards Registration Fee was paid by the party
 through Challan, Receipt Number 10656
 Dated 21/11/16 at SHM Hubbignala Branch, Sec Bad.

S.R.H. Hubbignala
 A/c No. 01000080700
 of S.R.O., Uppal





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi
B 934324

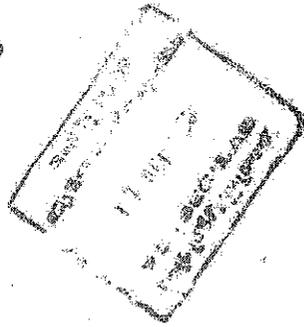
8/11/96
Date - 8/11/96
No. - 100/96
Name - Madanji Rao
For Vendor - B. S. C. ESTATES, Secunderabad

LEELA Q. CHIMALGI
STAMP VENDOR
No. 02/2024
5-4-76A, Laxar, Ranigummi
SECUNDERABAD-500 002

- D) Vide the proceedings of the MRO hearing no. ROR/Rectification/3/94 dated 18.5.1994, the name of the VENDORS was mutated in the revenue records. Pahanis for the year 1995 / 96 reflect the name of the VENDORS as owners and possessors of land admeasuring about Ac. 1-18 Gts., in survey nos. 183 (Ac. 0-36 Gts.) & 184 (Ac. 0-22 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- E) By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors and in peaceful enjoyment of about Ac. 1-18 Gts., in survey nos. 184 (Ac. 0-36 Gts.) & 184 (Ac. 0-22 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- F) THE VENDORS approached the PURCHASER to sell a part of the above referred property admeasuring about Ac. 1-04 Gts., in survey no. 183 (Ac. 0-30 Gts.) & 184 (Ac. 0-14 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District (hereinafter referred to as the Scheduled Property; which is more fully described in the schedule given herein) and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) on the terms and conditions given hereunder.

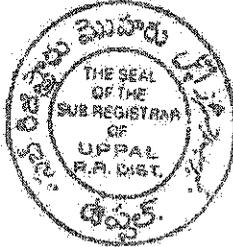
(Handwritten signatures)

1 వ పుస్తకము 1589/1 నంబరు
దస్తవేజుల మొత్తం కాగితములు
సంఖ్య... 1589/1-2006
సంఖ్య... 3



1 వ పుస్తకము పం (కా.క) పం. 1589/1-2006
విలువగా తీర్చారు రేయంటి సోమయ్య
గుర్తింపు విలువ... 1589/1-2006
2006 నాటికి విలువ... 2006







ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 934327

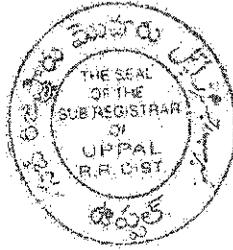
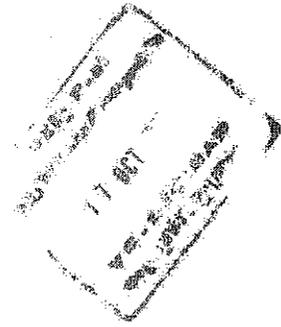
Date: 20.11.06
 Place: Ranigumthi
 No. Ranigumthi R.A.O.
 For: M. S. ESTATES, Secunderabad.

LEELA G. CHIMALGI
 STAMP VENDOR
 No. 02/2009
 5-4-76/A, Lallat, Ranigumthi
 SECUNDERABAD-500 003

NOW THEREFORE THIS SAEE DEED WITNESSETH AS FOLLOWS:

1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - a. The sum of Rs. 25,00,000/- paid to Vendor No. 1 by way of Cheque no. 661867, dated 16.11.2006 drawn on HDFC Bank, Secunderabad.
 - b. The sum of Rs. 30,00,000/- paid to Vendor No. 1 by way of payorder no. 126889, dated 17.11.2006 drawn on TIDFC Bank, Secunderabad.
 - c. The sum of Rs. 35,00,000/- paid to Vendor No. 2 by way of payorder no. 126973, dated 20.11.2006 drawn on HDFC Bank, Secunderabad.
2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-04 Gts., in survey no. 183 (Ac. 0-30 Gts.) & 184 (Ac. 0-14 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.

1వ ప్రకటన 1899 సం. 12
దస్తవేజం మొత్తం కాగితము
సంఖ్య 1234567890
సంఖ్య 4
పబ్లికేషన్





ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimala
B 934328

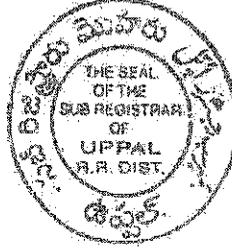
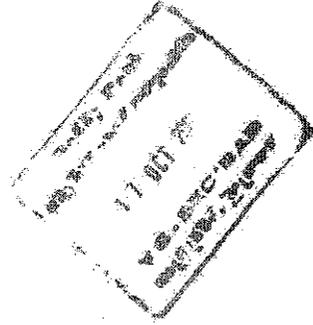
LEELA G. CHIMALA
STAMP VENDOR
No. 02/2009
E-4-76/A, Collier, Rangunji
SECUNDERABAD-500 003

శుద్ధి 24/11/2009
అంకం 100/03
పేరు రామమ్మ
వెంటర్స్ వాసింగ్ రోడ్
బి.ఆర్. ఎస్టేట్స్ సెక్షన్

3. The VENDORS hereby covenant with the PURCHASER that the disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.
4. The VENDORS hereby covenant that the Scheduled Property was the absolute property belonging to Smt. Chandu Bai and after her death the VENDORS herein alone is the absolute owners of the same by virtue of Will Deed dated 09.06.1992 and no other person other than the VENDORS has any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS herein above mentioned.
5. The VENDORS hereby declare and covenant that they have the true and lawful pattedars of the Scheduled Property. The VENDORS hereby covenant that no other person other than the VENDORS has any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of the other heirs shall have any manner of right or title over the Scheduled Property and they shall have no objection for the sale of the Scheduled Property to the PURCHASER.

(Handwritten signatures of the vendors)

1 వ పుస్తకము. 1911/1912
దస్తవేజుల మొత్తం కాగితములు
సంఖ్య... 1911... ఈ కాగితపు పనుల
పంపు...





ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

B 934348
LEELA Q. CHIMALGI
 STAMP VENDOR
 No. 02/2005
 5-4-76/A, Cellar, Red Cross
 SECUNDERABAD-500 002

శ్రీ. 3433 దాఖలు 21-11-06. 100RS.
 పేరు D. Phani Kumar
 పేరు D. N. Kuntay
 పేరు P. L. ESTATES S. S. R. S.

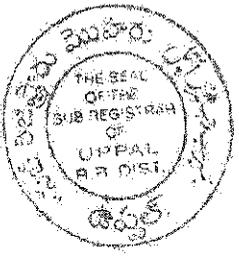
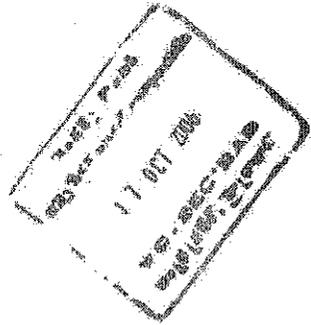
6. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby gives warranty of title. The VENDORS hereby declares that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the VENDORS or otherwise in respect of Scheduled Property, it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDORS shall indemnify the PURCHASER fully for such losses.
7. The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
8. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASER in the concerned departments.
9. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.

(Signatures of Vendors)

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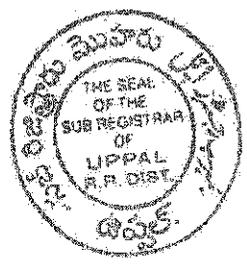
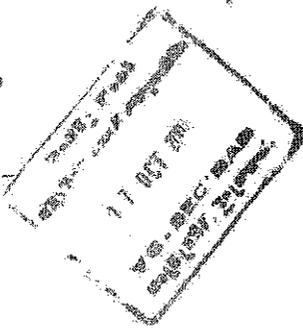
15 వ పుస్తకము (P.V.S.) లోని
దస్తవేజుల మొత్తం కాలిటయిన
సంఖ్య... 12... ఈ కాలిటపు పత్రం
సంఖ్య... 6


పబ్లిక్ రిజిస్ట్రార్



13 ಭೂಸ್ವಾಮಿಗಳಿಗೆ ಸಂದ
ದತ್ತವೇನು ಮೊತ್ತಂ ಕಾನೂನು
ಸಂಖ್ಯೆ 12... ಈ ಕಾನೂನು ವರದಿ
ಮಾಡು... I

ಇವೆ-ವಿವರಿಸಿ





ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

2-11-08
 4 - P. V. Venkatesh BABU
 B. & C. ESTATES, Sec 5, Sec 5

C 936708
 LEELA G. CHIMALA
 STAMP VENDOR
 No 62/2K
 6-4-78/A, Collier, Ranga Reddy
 SECUNDERABAD-500 004

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land measuring about Ac. 1-04 Gts., in survey no. 183 (Ac. 0-30 Gts.) & 184 (Ac. 0-14 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. C. Uppal and bounded by:

- North : Sy. No. 212
- South : Sy. No. 190
- East : Sy. No. 2/1/1 & Sy. No. 190
- West : Balance portion of Sy. No. 183 & Sy. No. 184

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:
 P. V. Venkatesh Babu
 P. V. Venkatesh Babu

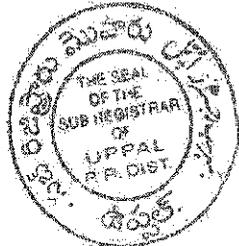
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 VENDOR No 1
 Through GPA

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 VENDOR NO. 2

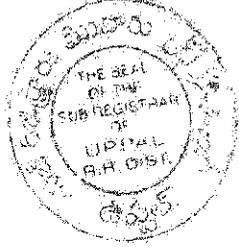
REPRESENTATION PLAN SHOWING		AGRICULTURE LAND FORMING A PART	
IN SURVEY NOS.	183 & 184	SITUATED AT	
	MALLAPUR VILLAGE,	UPPAL	WARDAL, G.R. DIST.
VENDORS:	1. SHRI. M. VENKATA NARSIMHA RAO, S/O. SHRI M. VENKAT RAMA RAO REP. BY		
	THEIR GRA HOLDER MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO		
	2. MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO.		
PURCHASER:	M/S. B & C ESTATES REPRESENTED BY ITS PARTNER		
	MR. SUDHIR MEHTA, SON OF LATE. MR. UTTAMLAL MEHTA.		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA:	AC. 1-04 GTS. SQ. YDS. OR	SO. MTRS. <input type="text"/>	<input type="text"/>
SY. NO. 183: EXTENT: Ac. 0-30 Gts SY. NO. 184: EXTENT: Ac. 0-14 Gts TOTAL: Ac. 1-04 Gts			
WITNESSES:			
1. <i>M. Venkata Narsimha Rao</i>	SIG. OF THE VENDORS		
2. <i>J. B. Rao</i>			

1 వ పుస్తకము. 1911. 1/2000
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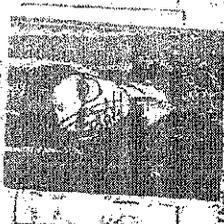
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1వ పుస్తకము/క్రియా/సంఖ్య
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STATE OF MISSISSIPPI

Subj: No. 27

Mississippi Bureau of Investigation
State Capitol Building
Jefferson, Mississippi 39201
Phone: (601) 359-3000
Fax: (601) 359-3000

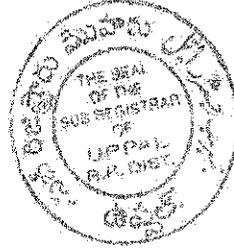
1. Agency Name: [Redacted]
2. Agency Identification No. for Records Search: [Redacted]
3. Agency Address: [Redacted]
4. Agency Contact: [Redacted]
5. Agency Phone: [Redacted]
6. Agency Fax: [Redacted]
7. Other: [Redacted]

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Approved: [Signature]
Special Agent in Charge
Mississippi Bureau of Investigation
State Capitol Building
Jefferson, Mississippi 39201
Phone: (601) 359-3000
Fax: (601) 359-3000

13 ಸಂವತ್ಸರ 1853/1876
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ದಿನಾಂಕ: 12/11/2018

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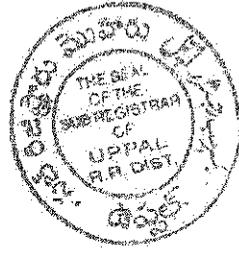


P. RAJESH REDDY
 P. RAJESH REDDY
 3-6-210/22
 JAINHIL GARDEN
 ANNERPET
 HYDERABAD

NOTARY PUBLIC
 Notary Public
 Hyderabad

	Class Of Vehicle	Validity
<u>Age of Applicant</u>	MC	03/12/2016
<u>Insurance</u>		
<u>Insurance Validity</u>		
<u>Applicant No.</u>	5671886	
<u>Classified No.</u>	RTA, HYDERABAD EAST	
<u>Classified L.A.</u>	15011974	
<u>RTA</u>		
<u>Classified No.</u>		
<u>Date of Issuance</u>	04/11/2016	

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STATE BANK OF HYDERABAD

R 2317

1899/17



BRANCH

STATE BANK OF HYDERABAD

No. 106589

Received a Sum of Rs. 10 Lacs

Rupees Ten Lakhs only for purchase of land

from Smt. / Shri. M/S. B.S. Estates

residing at 1-2-3 Ground Floor, Haringga

Complex, Rangajee Sagar

for Credit of Government of Andhra Pradesh towards Stamp duty / Registration Fee



Authorized Signatory

18 NOV 1954

Place :

Date :

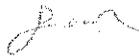
SS No.

Application No. : CC021400008490 Page 28 of 28

Verified by : D VASUDEVA REDDY

Application Number : CC021400008490

Certified by :



Name : G.VISHNUVARDHAN RAO

Designation : SUB REGISTRAR

SRO : UPPAL