

(Hereinafter called "the OWNER NENDOR" which term or expression unless repugnant to the context and meaning shall mean and include his legal heirs, successors, legal representatives, assigns and other nominees etc.,)

Jup.

18 කිනුන්නා <u>විට්ටිකා</u> ක.ජ.19 <u>ල</u> ජ.කිලකු සනුන්ෂ බං. <u>පූර්ර</u> වියාපුණා පැතිත්යාව බලකු (ල ස පරිත්තා සම්බ බලකු ලු)

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IN FAVOUR OF

M/s. JANAPRIYA ENGINEERS SYNDICATE PRIVATE LIMITED (formerly known as Janapriya Engineers Syndicate Limited) a Company incorporated under the Companies Act, 1956 having its registered office at 8-2-120/86, 8-2-120/86/1, Keerthi & Pride Towers, Rd No 2, Banajra Hills, Hyderabad 500 034 represented by its Managing Director Mr. K. Ravinder Reddy son of late K. Purushotham Reddy Aged about 58 Years, Occupation: Business, R/o. House No. 8-2-358 (old) and 8-2-293/82/F/A/35/B (New), Film Nagar, Hyderabad.

(Hereinafter referred to as "VENDEE/PURCHASER", which expression shall unless it be repugnant to the context or meaning thereof shall mean and include successors and permitted assignees etc.,) on the Other Part.

WHEREAS Sri Bysu Anjaneyulu, alias Anjaiah S/o Late Sathaiah, Sri Bysu Raju S/o Late Sathaiah, Sri Ramu S/o Anjaneyulu, Smt. Bysu Andalamma W/o Sathaiah, Smt Ramulamma W/o T Balaih, Smt. M Kalamma W/o Sathaiah and Smt. Suseela T W/o Komaralah have inherited a half share in the property, on the death of Sathaiah on 05-11-2002, the property to an extent of Ac 1.31 gts, in SY Nos 3,4 & 7 situated at Mahadevpur Village, Malkajgiri Mandal, Alwal Municipality, R R Dist., and accordingly obtained P B No. 274426,T D No.212819.

WHEREAS Sri Bysu Anjaneyulu, alias Anjalah S/o Late Sathalah, Sri Bysu Raju S/o Late Sathalah, Sri Ramu S/o Anjaneyulu, Smt. Bysu Andalamma W/o Sathalah, Smt Ramulamma W/o T Balaih, Smt. M Kalamma W/o Sathalah and Smt. Suseela T W/o Komaralah, have alienated to an extent of Ac 1.31 gts in SY Nos 3,4 & 7 situated at Mahadevpur Village, Malkajgiri Mandal, Alwal Municipality, R R Dist., in favour of Sri. B Jogi Reddy S/o Late B Raji Reddy, Sri A Ram Reddy S/o Late A Mallareddy, Sri. A Suryavardhan Reddy S/o A Jaipal Reddy, through a sale deed Doc No. 616/2005 dt 23-02-2005.

WHEREAS the Partnership share of the property is as follows:

a) Sri. B Jogi Reddy - Ac 0.24 gts.

b) Sri A Ram Reddy - Ac 0.23 gts.

c) Sri. A Suryavardhan Reddy - Ac 0.24 gts.

WHEREAS the Vendor Sri. A Suryavardhan Reddy, is the owner and possessor of the land to an extent of Acres 0.24 guntas, out of Ac 1-31 gts in Sy.Nos. 3,4 & 7 Situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist hereinafter referred to as the "SCHEDULE PROPERTY" (more clearly mentioned in the schedule below) through Sale deed dated 23.02.2005 registered as document no.616/2005.

WHEREAS the VENDOR is the exclusive owner of the property more fully described in the schedule hereunder and he has absolute right to dispose of the same as in the

AND WHEREAS the VENDOR is in need of funds in order to meet his personal commitments and family expenses and has decided to sell the property more fully described in the Schedule hereunder for a sum of Rs. 87,12,000/- (Rupees Eighty Seven Lakhs Twelve Thousand only) and the PURCHASER herein has also agreed to purchase the same for the said price.

AND WHEREAS as the owner was leaving India and will be out of India for a long time, nominated and appointed Mr. N.NANDANANDAN REDDY as his lawful Attorney, through a registered Special Power of Attorney dt : ## - # 6 - 2 e/2 - for attending on behalf of the owner for completion of the sale and execute the said Sale Deed / Deed of Conveyance and other required documents.

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ENDORSEMENT U/S 41 & 42 OF I.S. ACT

No. 250/12 Date 28/9/12

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Collector & Sub-Registrar Vallabh Nagar (Under the Indian Stamp Act)

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के क्षांत्राज्य प्रमाणे कर्म क्षांत्राज्य



NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

The Vendor doth hereby convey, transfer and sell the schedule property in favour
of the purchaser for a consideration of Rs. 87,12,000/- (Rupees Eighty Seven
Lakhs Twelve Thousand only). The Vendor hereby admits and acknowledges the
receipt of the said consideration.

Payment details given below:

- a) Rs.6,00,000/- bearing Cheque No. 126306 dated 12-06-2006 drawn on Vysya Bank Limited, Abid Road Branch, Hyderabad.
- Rs.24,24,355/- bearing Cheque No.076354, dated 04-06-2012 drawn on Rajadhani Co-Operative Urban Bank Limited, Barkatpura, Hyderabad.
- c) Rs.29,09,046/- bearing Cheque No.076364, dated 04-06-2012 drawn on Rajadhani Co-Operative Urban Bank Limited, Barkatpura, Hyderabad.
- d) Rs.24,24,355/- bearing Cheque No.076373, dated 04-06-2012 drawn on Rajadhani Co-Operative Urban Bank Limited, Barkatpura, Hyderabad
- e) Rs.2,42,244/- bearing Cheque No.072345, dated 04-06-2012 drawn on Axis Bank Limited, Tarnaka Branch, Hyderabad
- f) Rs. 1,12,000/- paid through Cash.
- The Vendor hereby covenant that Scheduled Property is the absolute property belonging to him by virtue of registered sale deeds referred to herein in this Sale Deed and has absolute right, title or interest in respect of the Scheduled Property.
- That the property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the Purchaser without any interference, interruption, or disturbance from the Vendor or any person claiming through or under him.
- 4. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the Vendor shall discharge the same from and out of his own funds and keep the Purchaser Indemnified.
- 5. That the Vendor hereby declares with the Purchaser that the Vendor has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the Purchaser shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the Vendor.
- That the Vendor has handed over the vacant possession of the property more fully described in the Schedule hereunder to the Purchaser today and delivered the connected original title documents in respect of the schedule mentioned property hereby conveyed on the date of execution of these presents.
- 7. That the Vendor will at all times and at the cost of the Purchaser execute, register or cause to be done, all such acts and deeds for perfecting the title to the Purchaser in the property hereby sold and conveyed herein.
- That the Vendor do hereby covenants and assures that the Purchaser is entitled to have mutation of his name in all public records, local body and also obtain patta in the name of the Purchaser and undertakes to execute any deed in this respect.

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18 పుస్తకమాల్లి నం/అత.19 మెట్ల వస్తుంది దన్మిపేజు నెం. ఆమెల్ ముక్షము కాగితముల సంక్ష (1) ఈ కాగితము వరున సంస్థ (1)





SCHEDULE OF PROPERTY

Extend 290450.443.

All that land an extent of Acres 0-24 guntas, out of 1-31 gts in Sy.Nos. 3,4 & 7 situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist. and bounded by:

North:

Neighbour's land

South:

land in Sy.No.2

East :

land in Part of Sy.Nos.3,4 & 7

West:

land in Part of Sy.Nos.5, 6 & Krishna Reddy & others

IN WITNESS WHEREOF, the Vendor being represented through its legally constituted Attorney, have executed this deed of Sale on this date and year, first mentioned herein above.

WITNESSESS:

1. 🖳

VENDOR

2. 1. Km

1భ పుస్తకము లైస్తే సం/రా.క.19 ముత్తముల సంజ్ఞ దస్తివేఖ నెం. మమ్మ్ ఏమిక్షము కాగితముల సంజ్ఞ (10 ఈ కాగితము వరున సంజ్ఞ (4)



STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh Prevention of under valuation instrument Rule 1975.

I, Sri A. SURYAVARDHAN REDDY, S/o Sri A. Jaipal Reddy, aged about 31 years, Occupation: Service, R/o H.No.2-2-3/A/2, Durgabhai Deshmukh Colony, Bagh Amberpet, Hyderabad,

is hereby declare and a state of the best of my knowledge and belief the market value of the property entered as follows:

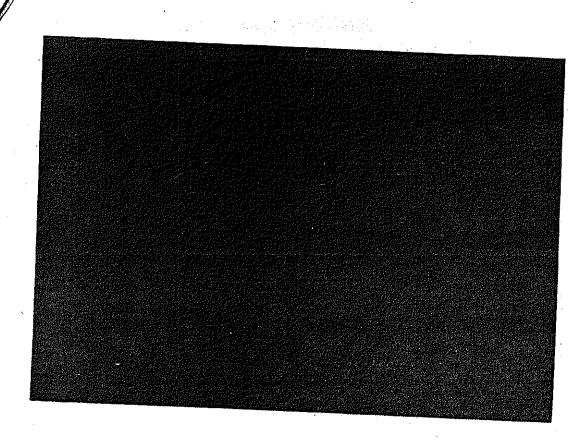
Place	Survey No.	Area in Sq. Yrd	Value per Sq.Yrd	Total M.V
Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist.	3,4 & 7	Ac 0-24 Gts or 2904 Sq.Yds	3,000/-	87,12,000/-
•	<u> </u>			

Station: S.R.O Date: CH/6/1

Signature of Executants

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

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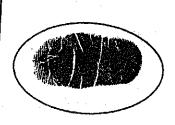
PASS PORT SIZE PHOTOGRAPH

NAME & ADDRESS OF PRESENTANT/SELLER/ BUYER



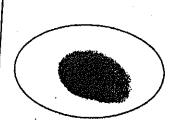


A. SURYAVARDHAN REDDY R/o H.No.2-2-3/A/2, Durgabhai Deshmukh Colony, Bagh Amberpet,, Hyderabad





N. NANDANANDAN REDDY R/o H.No. 16-2-141/4, New Malakpet Hyderabad





Janapriya Engineers Syndicate Pvt. Ltd. Rep. by its Managing Director K. RAVINDER REDDY R/o H.No.8-2-358 (old) & 8-2-293/82/F/A/35/B (New), Film Nagar, Shaikpet Village. Hyderabad





CH.LOVE KUMAR
R/o H.No.3-6-115,
Himayathnagar,
Hyderabad-28.
(Representative of Purchaser)

SIGNATURE OF WITNESSES

SIGNATURE OF EXECUTANT/S

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Note: If the Buyer(s) is/are not present before the sub-registrar, the following request should be singed. I/We send here with my/our photographs(s) and fingerprints in the form prescribed, through my/our Representative. Sri CH.LOVE KUMAR as I/We cannot appear personally before the Registering Office of Sub-Registrar S.R.O

SIGNATURE OF THE REPRESNITATIVE

SIGNATURE(S) OF BUYER(S)

18 න්ල්නේ වැට හිද්, අත් 19 යුදු නැරට න සතුන්ස බං පුරුදු විසාමුණා පැරණාව බංකු රාලා ಈ පාර්ෂණා සහාර හිංකු (ආ

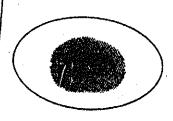


PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

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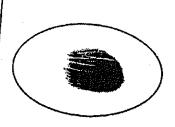
PASS PORT SIZE PHOTOGRAPH

NAME & ADDRESS OF PRESENTANT/SELLER/ BUYER





M. RAHUL R/o H.No.3-6-115, Himayathnagar, Hyderabad-28. (Witnesses No.1)





G. SHEKAR R/o H.No.3-6-115, Himayathnagar, Hyderabad-28. (Witnesses No.2)

SIGNATURE OF WITNESSES

SIGNATURE OF EXECUTANT/S

2. 1. Aug.

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

C.S.No./Year: 004617/2012 of SRO: 1508(VALLABNAGAR) Presentant Name(Capacity): A.SURYAVARDHAN

REDDY(EX)

Report Date: 28/09/2012 17:21:34

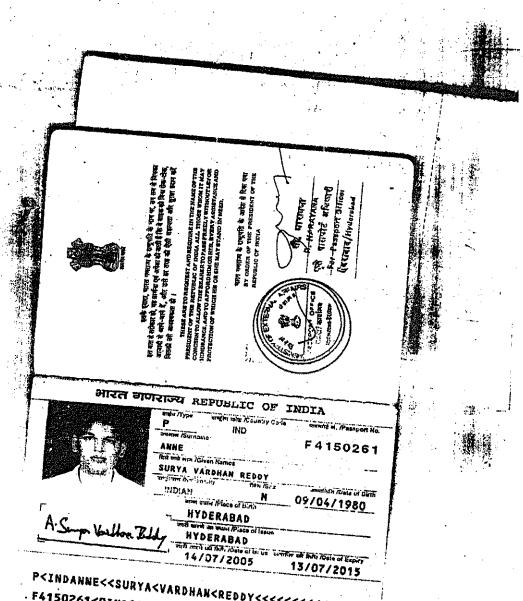
This report prints the Photos and FPs taken on 28/09/2012 17:19:59

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(EX) A.SURYAVARDHAN REDDY REP BY SPA N.NANDANANDAN REDDY H.NO.16-2- 141/4, NEW MALAKPETHYD	Namm

Identified by Witness 1 💇 Witness 2

Photos and TIs captured by me Capture of Photos and TIs done in my presence

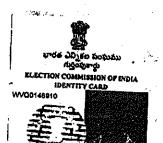




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විශේඛා / Sex : හි / M හිලීර ස්ථ / Data of Birth 04/09/1980

WVQ0148910

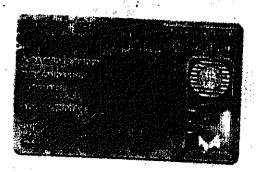
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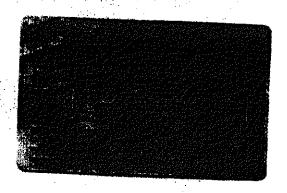
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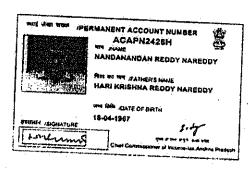
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අත් හැනුවනු <u>වැට සිට/මැජි</u>19 <u>පට නැත්තෙන</u> කොට්ට සිට පට කොල්කා පරිසනය නිරකු සුබුන්ස බිට පට කොල්කා පරිසනය නිරකු ස්ට සිට සිට සිටින්න සිතන නිරකු (11) නුළු එසලින්

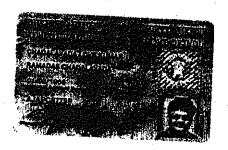








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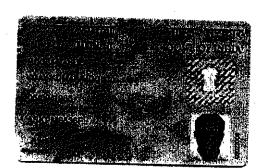


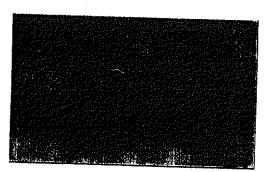


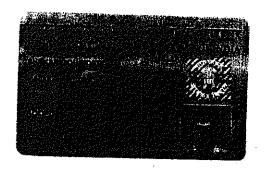
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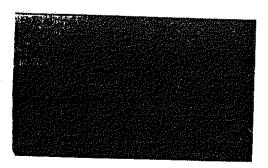
1න් මාර්ජනාවලට අත්රැම් අර් 19 යිට න්ත්තමේ 1න් මුත් මන්වලට වන්වේ සහ සහ හිරියන් හිරියන් සහ සහ සහ සහ සහ සහ හිරියන් දැල් සහ සහ සහ කිරීම හිරියන් (12) දැල් සහ සහ කිරීම කිරීම හිරියන් (12)











Sup.

18 නිලිපිනා වෙරුව නිරවු ජාතිය සිදුන්ම බර පුරුරුවනා පරිතනා නිරකු (17) සි මිරිසිනා නිරාන නිරකු (17) නිති-වසලිගේ



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్ ప్రక్రామంగాలు అన్నాయి. అదినిద్దార్లు అదినిదారి అదినిద్దారి అదినిదారి అదినిదారి అదినిదారి అదినిదారి అదినిదారి అదినిదారి అదినిద

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ండల రివెనుండి అధికార

తి. 29 క్షమణదారును రేపి (ర్) ఏఖాగం క్షక్టించ యజమానిగా నమోదు చేసేందుకు చర్యతీసుకోడానికిగాను రికార్జించు ఆధికారికి (పతిని పంపదంకుంటుంది. సంబంధిర నబ్ రిజిస్ట్రైరుకు (పతిని పంపదమయినది.

//నిజ|పతి// ఈపోత్హానీలారు ఈలాబచిగికి మంకల్లు.

ರಂಗ್ ತಿಡ್ಡಿ ಫೆಲ್ಲ್.

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