ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

R 767515 LEELA G CHIMALGI

STAMP VENDOR Liconce No.02/2006 5-4-76/A, The Baniguni, SECUNDERABAD-500 003.

SINO 997 6 Date S12-08 WORS.

1 TO. S. Maharh.

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ar Whom Nilgiri E States seed of SALE DEED

This Sale Deed is made and executed on this the 6th day of December, 2008 at Hyderabad by:

- 21. Sri. K. Laxminarayana, S/o. Sri Venkata Reddy, aged about 36 years, Occupation: Employee AP Transco, resident of Plot No. 109, Shivani Enclave, Tirumala Nagar, Meerpet, Moula Ali, Hyderabad 500 040.
- Sri. P. Kashinath Yadav, S/o. Shri. P. Balaiah, aged 37 years Occupation: Business, resident of Plot No. HIG A-55A, Dr. A. S. Rao Nagar, Kapra, Hyderabad 500 062. Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR N. 1 and VENDOR No. 2 respectively.

AND

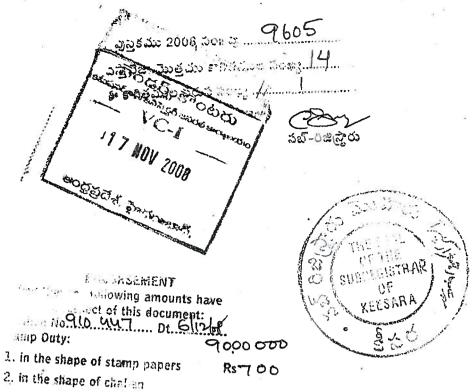
- 3. Shri. B. B. Naidu, S/o Late. Shri B. M. Naidu, aged about 46 years, Occupation: Business, R/o. H. No. 305, Acropols Villa, Street No. 6. Habsiguda, Hyderabad.
- 4. Shri. K. Madhusudhan Reddy, S/o. Shri L. Gopal Reddy, aged about 39 years, Occupation: Business, R/o. H. No. 8-113, Venkateshwara Nagar, Malkajgiri, Hyderabad.

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(u/s.41 of LS.Act. 1199)

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(n/s/45) of 1.3.7.2.2.379)

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4. adjustment of slamp acty u/s.16 6/18-Act 1899, if any

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L. Transfer Doty:

1. in shape of challan

Rs.

2. In the shear of cash

Rs

III. Registration fees:

1. in the shape of challan

Rs. 45000

2. In the shape of cash

Rs.

IV. User Charges

1. in the shape of challan

Rs.

2. in the shape of cash

Rs

Total R 855100

KEESARA



ಆಂಧ್ರತ್ಷವೆ೯ आन्ध्र प्रदेश ANDHRA PRADESH

Leela G Chimalgi 5-4-76/A, Callar Ranigunj, SECUNDERABAD-500 003.

Shri. V. Satyanarayana, S/o. Late Shri V. Narsimham, aged about 48 years, Occupation: Business, R/o. Srinivasa Towers, Kamala Nagar, GF-4, **ECIL** Hyderabad - 500 062.

Shri. K. Narsimha Reddy, S/o. Shri K. Venkat Reddy, aged about 39 years, Occupation: Business, R/o. H. No. 4-107/5, East Gandhi Nagar, Nagaram Village, Keesara Mandal, R. R. District.

Hereinafter referred to as the OWNERS. The OWNERS herein are represented by their Agreement of Sale cum General Power of Attorney holders Shri. K. Laxminatayana and Shri. P. Kasinath Yadav, the Vendors herein, vide document bearing nos. 2232/08 and 2231/08 both dated 26.03.2008 registered at SRO Keesara.

IN FAVOUR OF

M/s. NILGIRI ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, Second floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Shri. Soham Modi, son of Shri Satish Modi, aged about 38 years, occupation: Business, hereinafter referred to as the PURCHASER.

The term VENDORS, OWNERS and the PURCHASER referred to above shall mean and ginclude all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

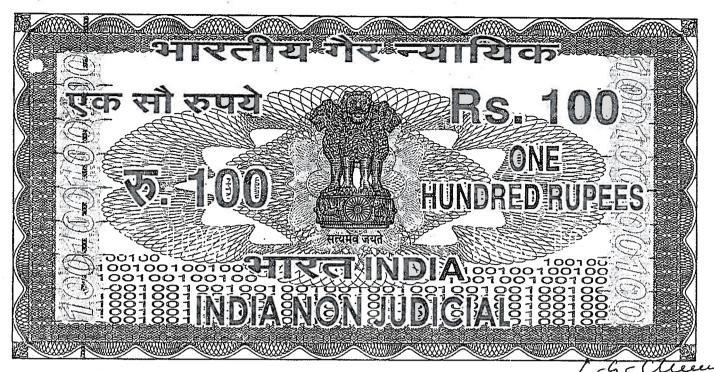
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STAMP VENDOR Licence No.02/2006

1 a vingsan 2008 a notion...... దస్తావేజు మొక్కర్ క్షాగ్రతముల సంఖ్య......! ఈ కాగితమ్మ వ్యవస్థాన තින්-පිස්ලිදුරි 1930 S. F. & C. C. D. పగలు ... ఏ...... హరియు ... ఏ... ే ్ ్ స్ట్ - రిజిస్ట్రారు ఆఫీసులో 1/3 so the Laxuel Noryans శింగ్ర్మోడన్ చట్టము 1908లోని సెక్షన్ 82.ఎ ను అమ్మనిరించి నమర్పించవలస్వి ఫోటోగ్రాపులు మర్థియు వేలిముద్దలతో సహా దాఖలు చేసి రుసుము ా 45000/ లు ఇల్లం చారు చాసియచ్చినట్ల ఒప్పుక్తోన్నది K. 2- N. Julyone t. Lawringrayera S/o. Vonkat sietly occ: Business - 8/o. 109, Shirain Enclare, Tirumala Nagar, Meerpet, Montali, Huderalad ර්ය්තා ක් මත් ධිවා P. Kashinath yedon S/o. P. Balaiab, occ. Buzine Mo. Plot No. HIG-A-SIA, Dr. A.S. Ranoragar Kapra, Hyderabad. Pr Prashakor Redoy 8/0. Late P. Narsihma Roddy Oce: Business Plot NO. 73, Silver oak Burgalows. -sa negar colony, old village, Ghatkasar Im R. R. 0181: (2) Picongo 8/0. R. F. Reday K. Presson Reday occ: Service (0) x-4-15/3 &4: M. G. ROOD Sec' Gad. 2008 సంగి పు డీ సింబల్ క తేది 1930 వ.శా.శ సం. . (మీ. ఎమ్మాన్స్ హిస్ట్ మాస్ట్ ప్లే కేసర



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R 767518 LEELA G CHIMALGI

STAME ENDOR Licence (3.02/2006 5-4-75/A, Commandigue), SECUNDERALAD-500 003.

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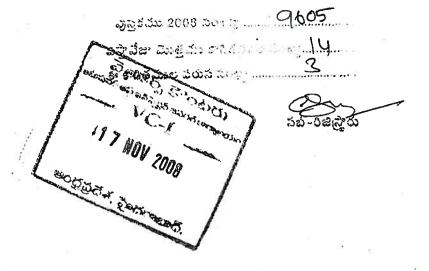
WHEREAS:

A. Shri. B. B. Naidu, Shri. K. Madhusudhan Reddy, Shri. V. Satyanarayana and Shri. K. Narsimha Reddy, the OWNERS herein became absolute owners and possessors of land admeasuring Ac. 3-14 Gts., forming a part of survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District by way of two sale deeds bearing document no. 15475/06 and 15476/06 dated 18.10.2006 registered at SRO Shamirpet. The names of the owners were mutated in the revenue records and patta passbooks and title books were issued in their favour.

- B. Sri. K. Laxminarayana and Sri. P. Kashinath Yadav, the VENDORS herein, acquired the said land admeasuring Ac. 3-14 Gts. forming a part of survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District from Shri. B. B. Naidu, Shri. K. Madhusudhan Reddy, Shri. V. Satyanarayana and Shri. K. Narsimha Reddy, the Owners herein, by way of two Agreement of sale cum General Power of Attorney bearing document nos. 2232/08 (for Ac. 0- 26 ¾ Gts.) and 2231/08 (for Ac. 2-27 ¼ Gts.) both dated 26.03.2008 registered at SRO Keesara.
- C. By virtue of the above referred documents, recitals and records, the VENDORS became the absolute owners and possessors of about Ac. 3-14 Gts., forming a part of survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District. The VENDORS have sold to the PURCHASER Ac. 1-14 Gts., vide sale deed bearing no. 7874/2008 dated 18.09.2008 registered at SRO Keesara out of the above referred land.

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Page - 3 -



An amount of Rs. 8093 co... towards stamp duty including transfer duty and Rs. .. U. SOOD towards registration fee on the Market Value of Rs. 9000 000 Was paid by me Party through challan Receipt No. 910 447 dated 612 of at SBH Keasara 25 K at SBH Keesara Br Keesara Sub-Registrar

1వ వృస్తకము 2008 సంగ (శా.శ 1930) నెలువు <u>ి. ఆ. పింజమగా రిజిష్టరు చేయబడినది. స్కానింగ్</u> నిమిత్తం గుర్తింపు సెంజరు 11500-1<mark>960-5</mark> /2008 ఇవ్వచచ్చైనది.

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SI.No. 99, 7 8 Date 5-12 Rs WORD

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R 767517 LEELA G CHIMALGI

STAME VENDOR
Licence Ro.02/2006
5-4-76/A, Callot Ranigunj,
SECUNDERABAD-500 003.

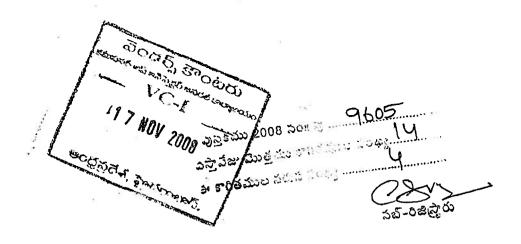
- D. The Vendors have now the absolute owners of the balance land admeasuring Ac. 2-00 Gts., in survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District.
- E. THE VENDORS approached the PURCHASER to sell the remaining portion the land admeasuring about Ac. 2-00 Gts., forming a part of survey no. 100/2 Rampally Village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property which is more fully described in the schedule given under and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 90,00,000/- (Rupees Ninety Lakhs only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

The PURCHASER has paid the aforesaid total consideration of Rs. 90,00,000/(Rupees Ninety Lakhs Only) and the receipt of which is hereby admitted and acknowledged by the VENDORS.

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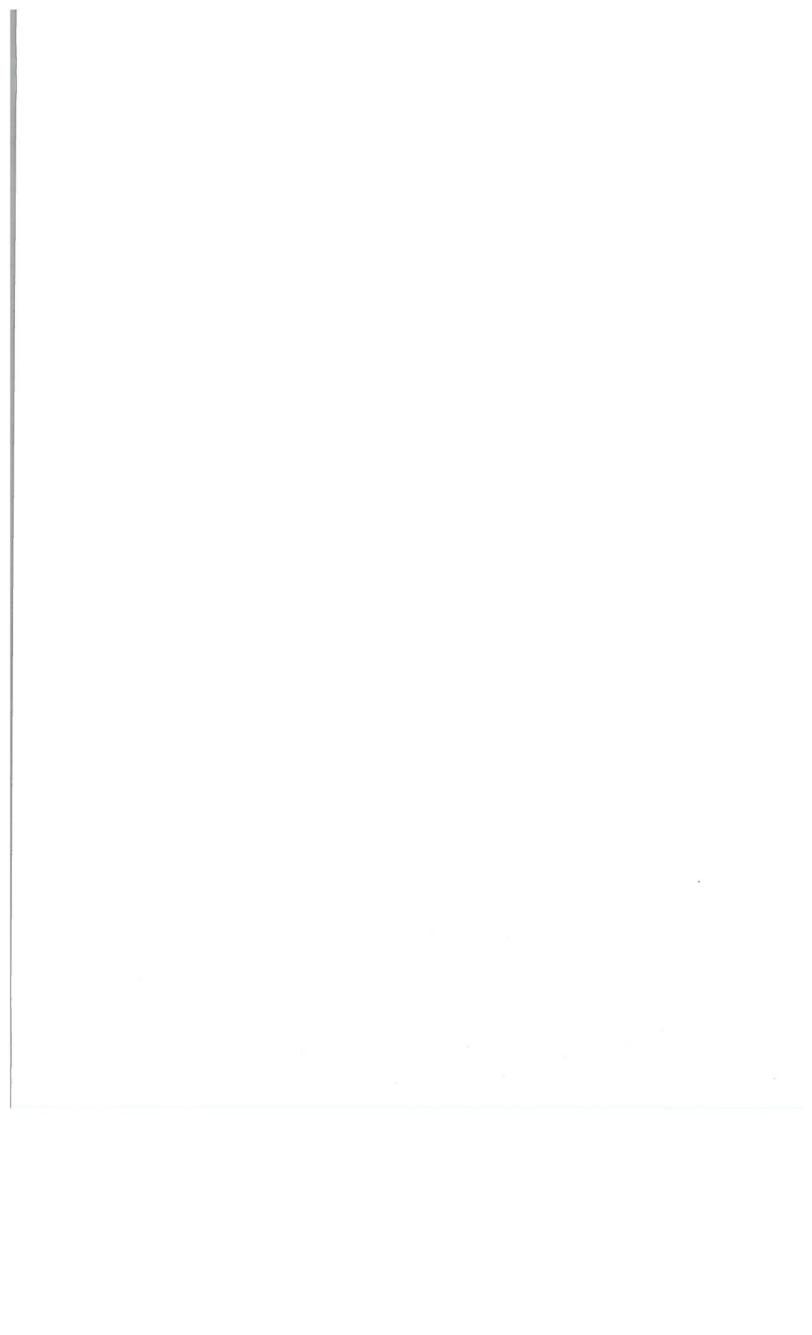
STAME VENDOR
Licence No.02/2006

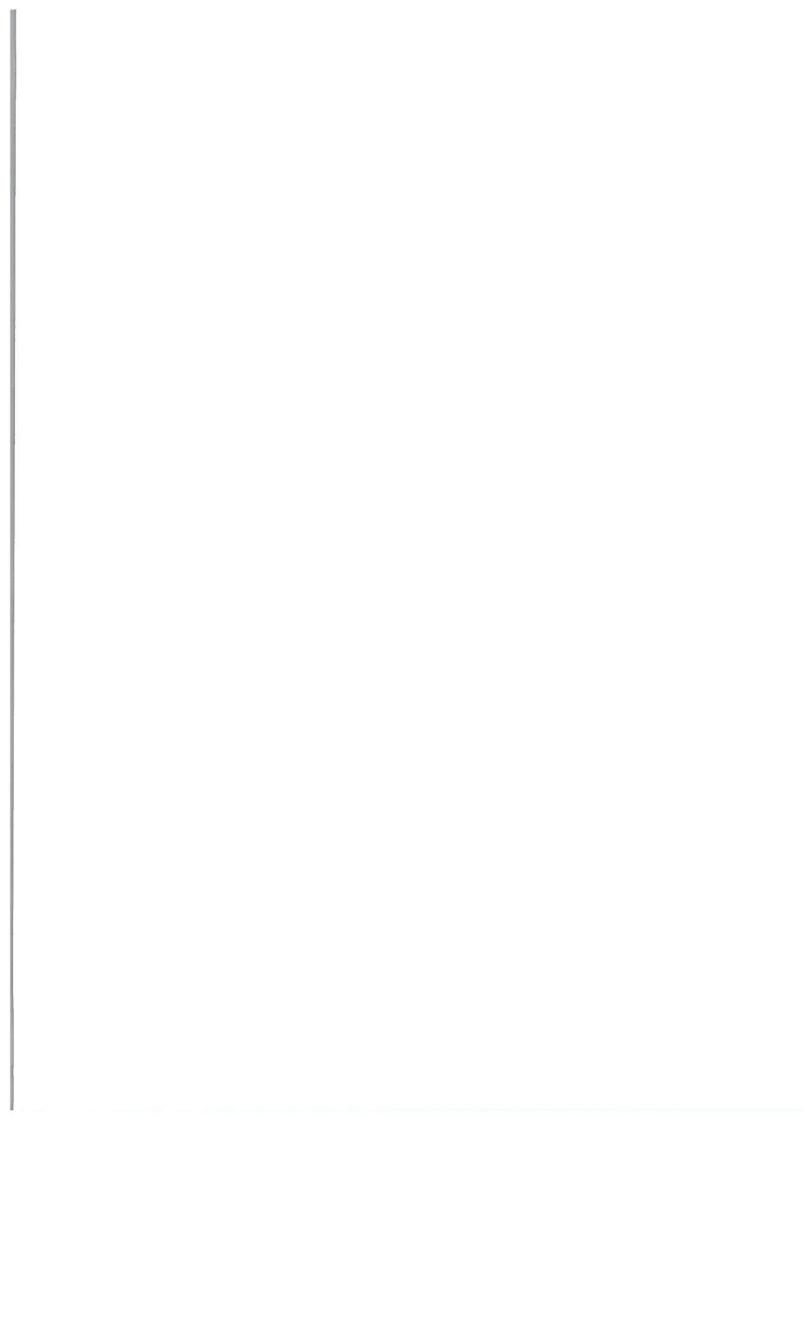
5-4-76/A, Celler Ranigunj, SECUNDERABAD-500 003.

- For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 2-00 Gts., forming a part of survey no. 100/2, Rampally Village, Keesara 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.
- 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 them and are the absolute owners of the same and no other person other than the VENDORS have 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.

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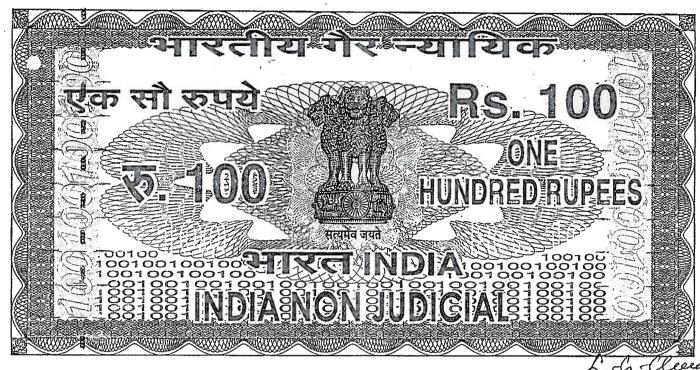
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Leela G Chimalgi

STAMP VENDOR Licence No.02/2006 5-4-76/A, Cellar Ranigunj, SECUNDERABAD-500 009.

For Whom.

å 5. The VENDORS hereby declare and covenant that they are the true and lawful Owners of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have 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 their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.

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 give warranty of title. The VENDOR hereby declare 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 and 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.

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STAMP VENDOR
Licence No.02/2006
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

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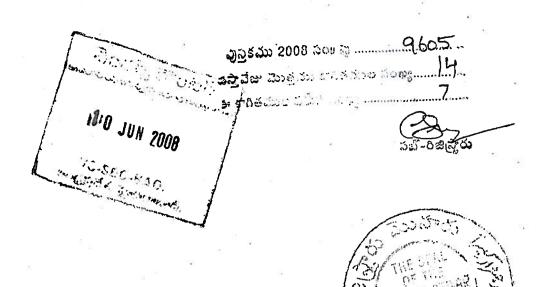
- The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- 8. The VENDORS hereby covenant that they shall sign, verify and execute such further 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.
- The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.
- The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1of 1973.

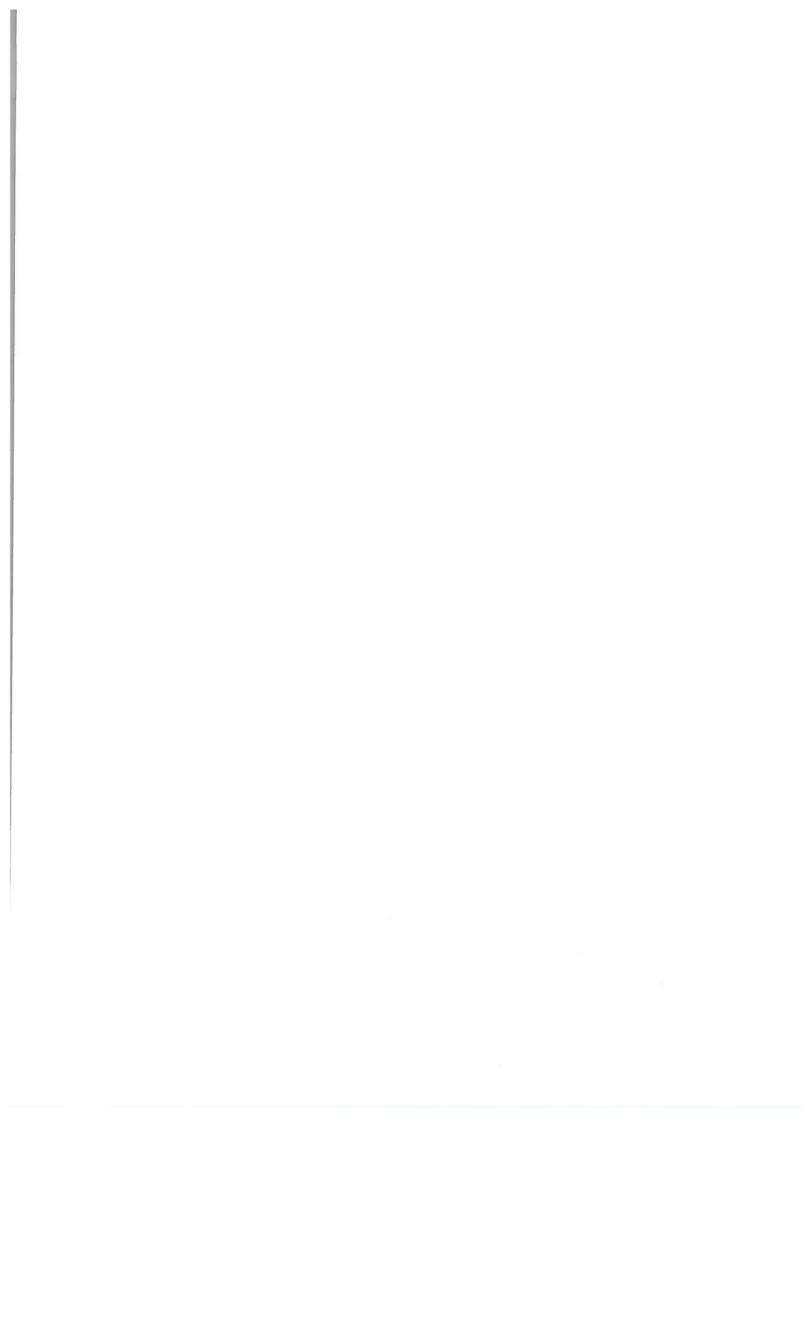
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LEELA G CHIMALGI

STAMP VENDOR Licence No.02/2006 5-4-76/A, Cellar Ranigunj, SECUNDERABAD-500 003.

- 12. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
 - 13. Stamp duty and Registration amount of Rs. 8,54,400/- paid by way of Challan No. <u>910447</u> dated 06.12.2008 drawn on State Bank of Hyderabad, Keesara Branch, Ranga Reddy District.

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 2-00 Gts., forming a part of Sy. No.100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, under S. R. O. Keesara and bounded by:

North

: Land belongs to Purchaser

South

: Sy. No. 100/1,

East

: Village Boundary of Yanampet Village and Sy. No. 100/1

West

25.2

27.5

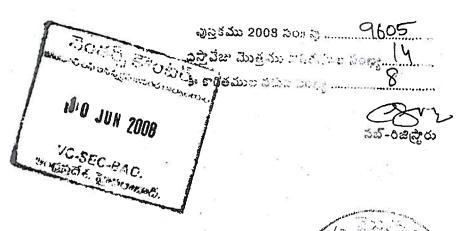
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: Land belonging to M/s. Modi & Modi Constructions

IN WITNESS WHEREOF the VENDORS, OWNERS 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.

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WITNESSES:

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Shri. B. B. Naidu, Owner Represented by GPA Holders Sri. K. Laxminarayana & Sri. P. Kashinath Yadav

2. Hosargar

Shri. K. Madhusudhan Reddy, Owner

12. N. Jugaerum

Shri. K. Madhusudhan Reddy, Owner Represented by GPA Holders Sri. K. Laxminarayana & Sri. P. Kashinath Yadav

14. 2. N. Stagam

Shri. V. Satyaharayana, Owner Represented by GPA Holders Sri. K. Laxminarayana & Sri. P. Kashinath Yadav

K. L. N. Jyyuu

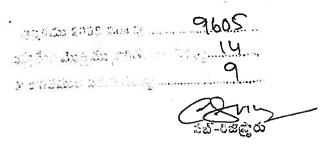
Shri. K. Narsimna Reddy, Owner
Represented by GPA Holders Sri. K. Laxminarayana
& Sri. P. Kashinath Yadav

K. Laxminarayana VENDOR NO. 1

P. Kasinath Yadav VENDOR NO. 2

for M/s. Nilgiri Estates,

Soham Modi, Partner. (PURCHASER)





REGISTRATION PLAN	SHUMING	ACDICI II TUDA	AL LAND		
IN SUPPEY NOS.		AGRICULTURA	AL LAND		
IN COLUMN THEO.	100/2				
VENDODO		Y VILLAGE,			MANDAL, R.R. DIST.
VENDORS:	SHRI. LAXI	MINARAYANA, SON O	F SHRI VENKAT RE	DDY & OTH	IERS
PURCHASER:		RI ESTATES REPRES		RTNER	
	SHRI SOHA	AM MODI, SON OF SH	IRI SATISH MODI		
REFERENCE: AREA: Ac. 2-00 GTS		SCALE: SQ. YDS.	INCL: SQ. MTRS.		EXCL:
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		9g, Y.NO: 100/1	AC: 2-00 GTS	YAMNU SY	E BOUNDARY OF MPET VILAGE & NO.100/1
				P-Jder	JRE OF THE VENDOR
WITNESSES:				7	
1.8(d) 205866 2. August	.			A-1	Will.
2. August				SIGNATRF	OF THE PURCHASER

సబ్-రజెస్టారు



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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER















VENDORS:

- 1. SRI. K. LAXMINARAYANA S/O. SRI VENKATA REDDY R/O. PLOT NO. 109 SHIVANI ENCLAVE TIRUMALA NAGAR MEERPET, MOULA ALI HYDERABAD - 500 040.
- 2. SRI. P. KASHINATH YADAV S/O. SHRI. P. BALAIAH R/O. PLOT NO. HIG A-55A DR. A. S. RAO NAGAR KAPRA HYDERABAD - 500 062.

PURCHASER:

M/S. NILGIRI ESTATES HAVING ITS OFFICE AT 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD -003 REP. BY ITS PARTNER SHRI. SOHAM MODI S/O. SHRI. SATISH MODI

SIGNATURE OF WITNESSES:

1. P(or 2005 505)
2. Possongerp

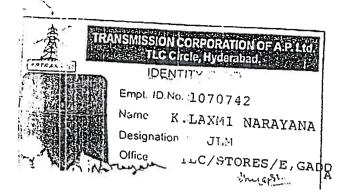
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SIGNATURE OF THE EXECUTANT'S

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Address:

PLOT NO.107, MEERPET, THIRUMALA NAGAR, MOULALI,

Ph:

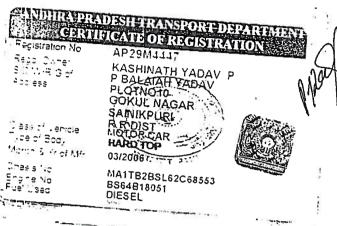
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INSTRUCTIONS

1. Display this card on your person,

2. This card should be surrendered when you leave the job.

3. Any one other than the holder of the card finding is requested to send. to SE, TLC Circle, Mint compound, Hyderabad.



MOROSBAPAURY Maker's Classification Wheel Base Seating Capacity Unladen Weight Color HYPOTHECATED

No of current transfers Regn. Valid Upto Tax Date of Registration

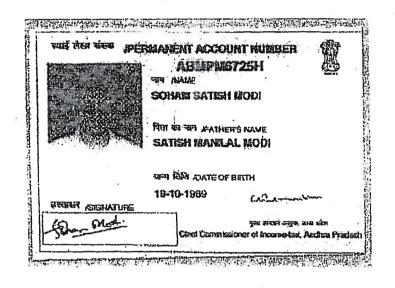
Signature of the Owner

2609 SCORPIO SLXT2.6CRDE2\ 2680 in all 1880 **DMNDWHIT** UNION BANK OF INDIA DR AS RAO NAGAR

17/05/2021 Rs.76780(Life Time) 18/05/2006

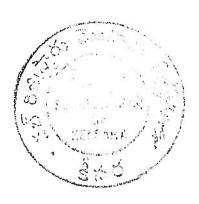
Addi.Registering Authority RTA-RANGAREDDY(E

K. 7 N 2007



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

C.S.No./Year: 010682/2008 of SRO: 1530(KEESARA)

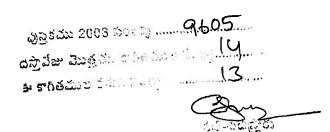
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SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignatur e
1	Pall Pall Control of the Control of	ONIZ AREALIST LITTLE LAPPS IV	(CL) M/S NILGIRI ESTATES REP BY SOHAM MODI 5-4-187/3 & 4 II FLRM.G ROAD SEC	D_ Mul
2	HOLDERS HOLDERS	06.12.203.11.41.26 11.71, 1.7708-100 HOLDERS)	(EX) K LAXMINARAYANA(AGP A HOLDERS) PL NO 109 SHIVANI ENCLAVEMOULALI HYD	L. L. H. Scorpage
	HOLDERS	OF EASHS ATT POLICY (ASPA LICES HOLDERS)	(EX) P KASHINATH YADAV(AGPA HOLDERS) HIG-A-55A DR AS RAO NGRHYD	HARRI
1	Manual Enclosure	Manual Enclosure	(EX) B B NAIDU 305 ST NO 6HABSIGUDA HYD	
1	Manual Inclosure	Manual Enclosure	(EX) K MADHUSUDHAN REDDY 8-113 VENKATESHWARA NGRMALKAJGIRI HYD	

Witness

Operator Signature

Subregistrar Signature





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

C.S.No./Year: 010682/2008 of SRO: 1530(KEESARA)

06/12/2008 15:44:10

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) V SATYANARAYANA GF-4 SRINIVASAS TOWERSECIL HYD	
7	Manual Enclosure	Manual Enclosure	(EX) K NARSIMHA REDDY 4-107/5 EAST GANDHI NGRNAGARAM VILLAGE	

Witness Signatures Signature

Subregistrar Signature

ఎుస్తకము 2008 సంక పు	9605
ఎస్రావేజు మొత్తము కాగితముల సంఖ్య	14
ఈ కాగితముల వరుస సంఖ్య	19

