



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 46825

30/8 Date 03/9/09 Val. -

Shasur H. Chandra

To: K. Nagaraja

Whom: K. Nagaraja

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

DEED OF SALE

This DEED OF SALE made at Hyderabad this the 4th 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.

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. Parvatha Saradei Rao
PROJECT MANAGER
Infocity Project Unit
APIIC Ltd. Hyderabad.

1వ పుస్తకము 2007 సం. 4064
 ద్వితీయ యొక్క నమూనా కారితముల సంఖ్య.....
 2 ఈ కారితముల పనుల సంఖ్య.....2

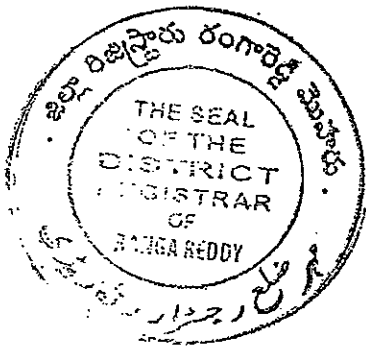
జాయింట్ సబ్ రిజిస్ట్రార్

An Amount Of Rs. 1026950/- towards
 Stamp duty including Transfer duty and
 Rs. 72350/- towards Registration Fees
 Was Paid by The Party through Challan
 Receipt No. Dated at
 SBH Sanath Nagar Branch
 Joint Sub Registrar
 Ranga Reddy

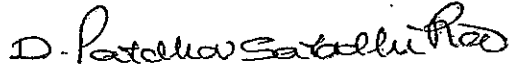
WHEREAS the provisions of the Stamp Act 1899
 No. 4064/09 Date: 5/8/09
 I hereby certify that the proper/deficit stamp duty of Rs. 1026950/-
 has been lived in respect of this instrument from
 the date of its Market Value/Consideration of Rs. 34238000/-
 being the Market Value/Consideration/Agreed Market Value

District Registrar's Office
 Ranga Reddy District
 Date: 5/8/09
 Registrar
 under the Indian Stamp Act

Registered as Document No. 4064 on
 26/9/09 at Book 1 and assigned the
 Identification number as 1510-1-4064 of
 For Scanning
 Date: 19/8/09



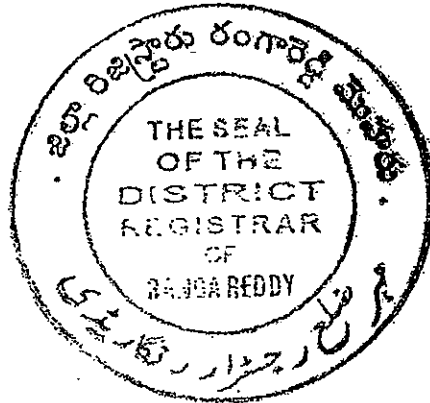
6. AND WHEREAS THE PARTY OF THE FIRST PART has agreed to sell and THE PARTY OF THE SECOND PART has agreed to purchase the said land free from all encumbrances for a total consideration of Rs.3,42,35,000=00 (Rupees three crores, forty two lakhs, thirty five thousand only) towards the cost of land having 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, casements 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.

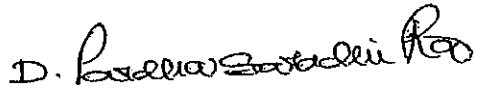
1వ పుస్తకము 2009 సం. 4064

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య
2 ఈ కాగితముల వలన సంఖ్య

జాయింట్ సర్కిల్ రిజిస్ట్రార్-1



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.

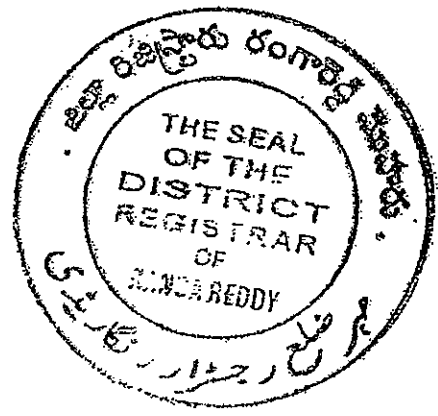

PROJECT MANAGER
Infocity Project Unit
APIIC Ltd. Hyderabad.

1వ పుస్తకము 200 సం॥ 6067

దశావళి యొక్క మొదటి భాగము లాగితముల సంఖ్య

(2) ఈ కారితముల సంఖ్య సంఖ్య

జూనియర్ 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.

D. Parasasathi
PROJECT MANAGER
Infocity Project Unit
APIIC Ltd. Hyderabad.

2.

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

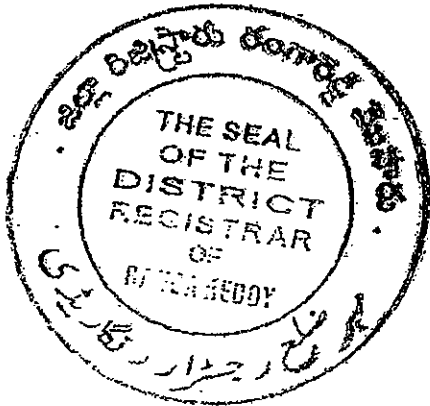
1వ పుస్తకము 200 సం

706

భస్మవేజి యొక్క పుస్తకము

ఈ భాగము

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-IAIA

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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.

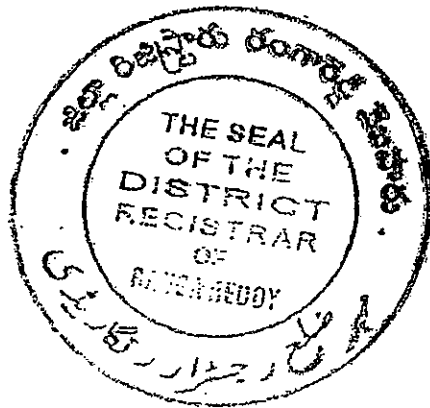
D. Parasuram Reddy
PROJECT MANAGER
Infocity Project Unit
APIIC Ltd. Hyderabad.

1వ పుస్తకము 200' సం. 90617

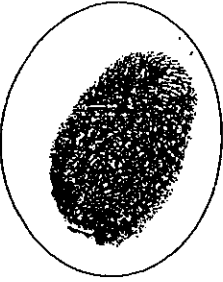
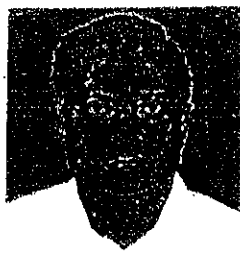
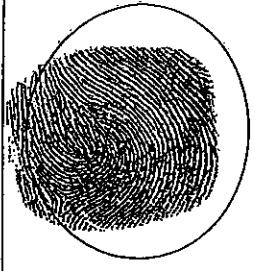
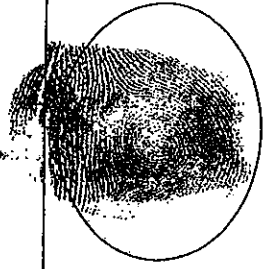
ధనావేజు యొక్క పుస్తకము సంఖ్య

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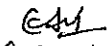
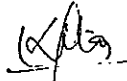
జయంతి పంపిణీ



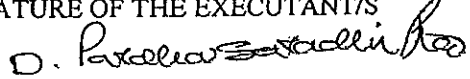
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

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

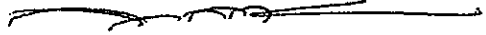
SIGNATURE OF WITNESSES

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

SIGNATURE OF THE EXECUTANT/S


 PROJECT MANAGER
 Infocity Project Unit
 APIIC Ltd. Hyderabad.

For Shriram Capital Limited

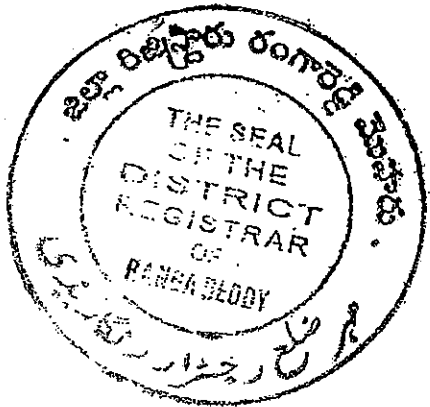

 Authorised Signatory

1వ పుస్తకము 2009 సం. 706

ధర్మవేద యొక్క 6 వ సంఖ్య.....

ఈ కారితము: 6

జాయింట్ సెక్రటరీ-1



జిల్లా రిజిస్ట్రారు
రంగారెడ్డి జిల్లా
జిల్లా రిజిస్ట్రారు
రంగారెడ్డి జిల్లా
జిల్లా రిజిస్ట్రారు
రంగారెడ్డి జిల్లా

(24)

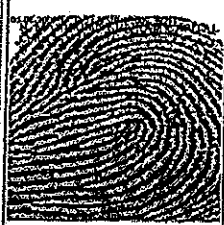
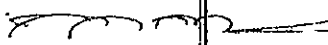
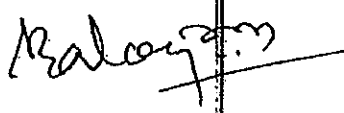
Photographs and FingerPrints As per Section 32A of Registration Act 1908

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 TS 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]ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPOATION LTD BASHEERBAGHHYD	

Identified by

Witness 1 S. Madhu

Witness 2

Photos and TIs

captured by me

Capture of Photos and TIs

done in my presence

1వ పుస్తకము 2000 సం. 7-6-7

దస్తావేజు యొక్క వివరములు

ఈ కారితము

జాయింట్ సెక్రటరీ



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADHUSUDHAN RAO SURA

BRAHMANANDAN SURA

02/12/1977

Representant Account Number

BFIPS5203M

S. H. H. S.
Signature



20052006

S. Madhu

1వ పుస్తకము 200 సం॥

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య

2 ఈ కాగితముల పరుస సంఖ్య

జాయింట్ సెక్రటరీ

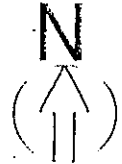


(20)

**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



EXISTING 24MT WIDE ROAD

PROPOSED 24MT WIDE ROAD

115.80 M

114.0 M

Plot no :32

162.50 M

124.80 M

Plot no :27

Plot no :31/P

Plot no :23

114.0 M

Plot no :31/P

Plot no :30/P

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 :

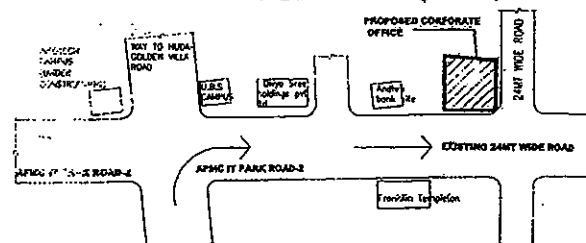
For Shriram Capital Limited

SITE PLAN

WITNESS :

- 1) (B. MADHANE) Mgr (AM), APILC, Hyd.
- 2) B. Sunita Bai
Dcm (AM), APILC, Hyd.

Authorized Signatory



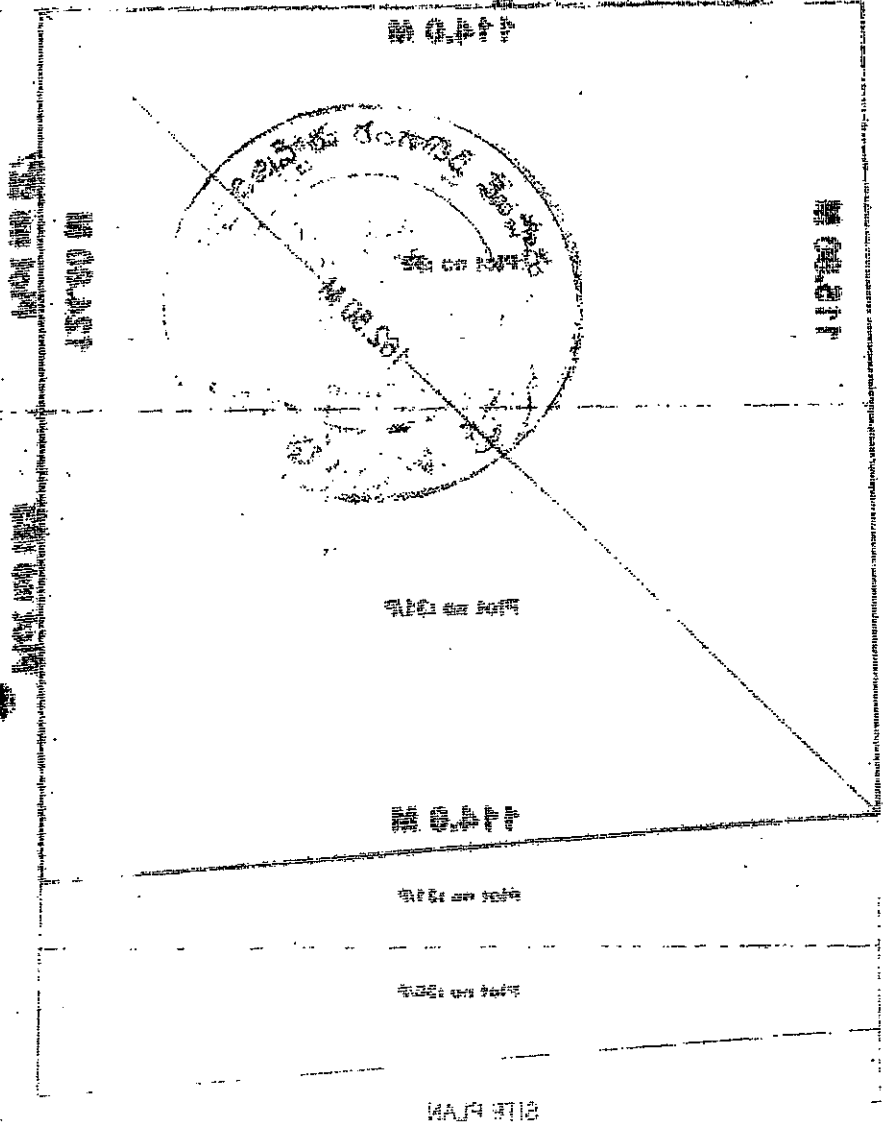
LOCATION PLAN

THESE ARE THE RESULTS OF THE INVESTIGATION CONDUCTED BY THE OFFICE OF THE ATTORNEY GENERAL, IN RESPONSE TO THE REQUEST OF THE BOARD OF DIRECTORS OF THE COMPANY, DATED 11/11/2009, AND THE RESULTS OF THE INVESTIGATION CONDUCTED BY THE OFFICE OF THE ATTORNEY GENERAL, IN RESPONSE TO THE REQUEST OF THE BOARD OF DIRECTORS OF THE COMPANY, DATED 11/11/2009.

16 APRIL 2010

12

LEGEND:
 [] : INCLUDED
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LEGEND:
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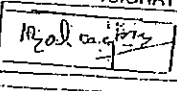
LEGEND:
 [] : INCLUDED
 [] : EXCLUDED

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAZPC0638D

नाम / NAME
BALA SUBRAHMANYAM CHEVURU

पिता का नाम / FATHER'S NAME
PULLAIAH

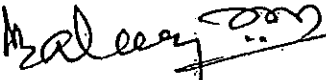
जन्म तिथि / DATE OF BIRTH
26-06-1953

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,
आयुक्त भवन,
बाशीर बाग,
हैदराबाद - 500 004.

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



1వ పుస్తకము 2007 సం.

దస్తావేజులు యొక్క పేర్లు, తేదీలు, పేజీలు, పుస్తకముల సంఖ్యలు

12 తులనాంశములు, పేజీలు, పుస్తకముల సంఖ్యలు

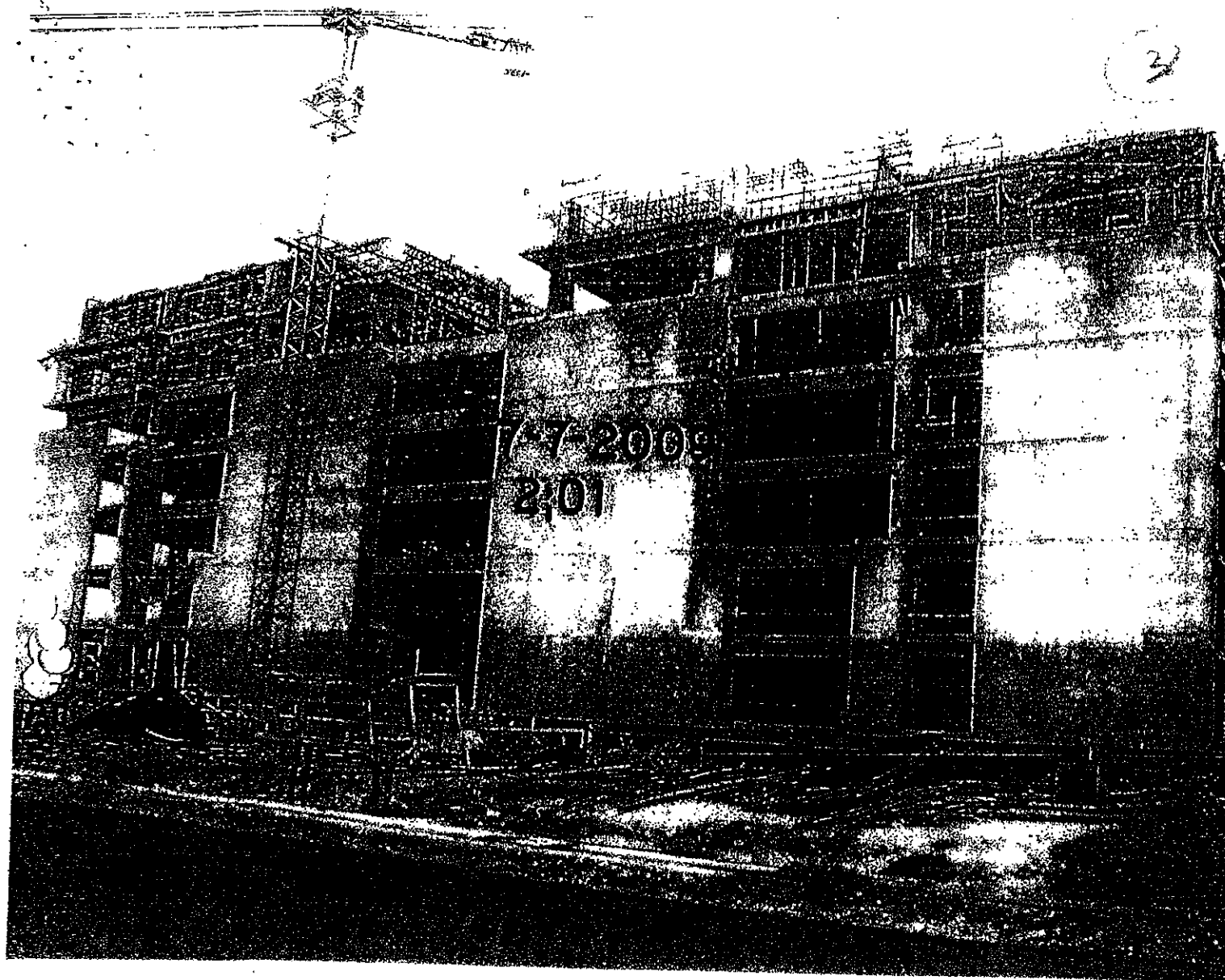
జాయింట్ సర్వే జస్టిస్-1



1వ పుస్తకము 2009
దస్తావేజులు
C2 ఈ కార్యక్రమము

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జయదేవ





1వ పుస్తకము 200 గుండు 4069
దస్తావేజు రెవెన్యూ
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