



भारतीय न्यायिक TSGGDG 12685220
एक सौ रुपये Rs. 100

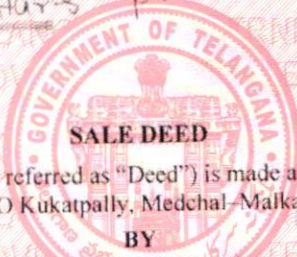


తెలంగాణ తెలంగాణ TELANGANA

Sl No. 7329 Date 08/09/2021 No. 1001-

AD 555329
T. SUMALATHA
TIC 11/11/21

G. Sruvan S/o G. Ramesh Rao Hyderabad
Kleitos Ventures Pvt Ltd



This SALE DEED (hereinafter referred as "Deed") is made and executed on this 47th day of JUNE, 2022 at SRO Kukatpally, Medchal-Malkajigiri district.

BY

KLEITOS VENTURES PRIVATE LIMITED (PAN - AAICK9589M, a company incorporated under the Companies Act, 2013, having its registered office at Unit 2, Ground Floor, SS Techpark, PSR Prime Tower, Adjacent to DLF Cyber City, Gachibowli, Hyderabad, Telangana, India - 500 032, represented herein by its authorized signatory Mr. **G. PARAMESH** S/o, Mr. MUTHYALU G, Aged about 40 years, Occupation: Employee (Aadhaar: 3477 0203 9256) authorized pursuant to board resolution dated April 23rd, 2022 (hereinafter referred to as the "Vendor", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in interest, administrators and assigns) of the **FIRST PART**;

IN FAVOUR OF

Mr. CHINNAM ANJANEYA SWAMY, S/o. Ch. RAMULU, aged about 59 years, Occupation: Business, R/o: 7-2-1669 Flat No 0606, Utopia B, Casa Paradiso (Lodha Apt.), Sanath Nagar, Hyderabad- 500018 (Aadhar: 7800 6945 4619) (PAN:ABVPC1913A), (hereinafter referred to as the "Purchaser", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its Partners / Designated Partners, successors in interest, administrators and permitted assigns) of the **SECOND PART**.

For Kleitos Ventures Private Limited

Authorized Signatory

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The Vendor and the Purchaser are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

WHEREAS:

- (A) The Vendor came into the ownership of land aggregating to 49,731 square yards or 41,581.45 square meters in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana (hereinafter referred to as the "**Larger Land**"), having purchased the same from the previous owner Godrej and Boyce Manufacturing Company Limited ("**Previous Owner**") vide Sale Deed bearing no. 10139 dated November 25, 2021 (registered at the S.R.O. Kukatpally) ("**Godrej Sale Deed**").
- (B) The said Previous Owner i.e., Godrej and Boyce Manufacturing Company Limited acquired the said land parcel under the following registered Sale Deed(s):

Sale Deed Details under the purchase occurred	Survey Number	Extent of Land
Sale Deed dated July 9, 1962 bearing document No. 225 of 1962 (regd. at the office of the Registrar, Ranga Reddy District)	Survey No. 405	Acres 1-12 Guntas
	Survey No. 406	Acres 0-32 Guntas
	Survey No. 407	Acres 2-21 Guntas
	Survey No. 409	Acres 1-16 Guntas
Sale Deed dated December 26, 1962 bearing document No. 436 of 1962 (regd. at the office of the Registrar, Ranga Reddy District)	Survey No. 408	Acres 0-26 Guntas
Sale Deed dated February 21, 1963 bearing document No. 88 of 1963 (regd. at the office of the Registrar, Ranga Reddy District)	Survey No. 410	Acres 0-27 Guntas
	Survey No. 411	Acres 1-34 Guntas
	Survey No. 412	Acres 0-37 Guntas
	Survey No. 413	Acres 0-31 Guntas
Total Extent		Acres 10-36 Guntas

- (C) Subsequently, out of the total extent acquired by the said Previous Owner i.e., Godrej and Boyce Manufacturing Company Limited, an extent of 3,025 square yards was acquired by the concerned authorities on July 24, 1981. Thus the said Previous Owner i.e., Godrej and Boyce Manufacturing Company Limited was left with the ownership of the Larger Land (as defined in Recital A) i.e., an aggregate extent of land admeasuring 49,731 square yards in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana. Later, a Municipal Door No. 5-5-35 and a PTIN No. 1140502850 was

For Kleitos Ventures Private Limited

Authorised Signatory

E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details	Address:					Photo
4	Aadhaar No: XXXXXXXX4619 Name: Chinnam Anjaneyaswamy	S/O Ch Ramulu, Hyderabad, Hyderabad, Andhra Pradesh, 500045					
Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.							
Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	4129050	0	0	0	4129150
Transfer Duty	NA	0	1126100	0	0	0	1126100
Reg. Fee	NA	0	375400	0	0	0	375400
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	75100	0	0	0	75100
Total	100	0	5706650	0	0	0	5706750
Rs. 5255150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 375400/- towards Registration Fee on the chargeable value of Rs. 75073000/- was paid by the party through E-Challan/BC/Pay Order No .385N8J030622 dated .03-JUN-22 of CBIR/							
Online Payment Details Received from SBI e-P							
(1). AMOUNT PAID: Rs. 5706700/-, DATE: 03-JUN-22, BANK NAME: CBIR, BRANCH NAME: , BANK REFERENCE NO: 4098507004537, PAYMENT MODE: NB-1001138, ATRN: 4098507004537, REMITTER NAME: CHINNAM ANJANEYA SWAMY, EXECUTANT NAME: KLEITOS VENTURES PRIVATE LIMITED, CLAIMANT NAME: CHINNAM ANJANEYA SWAMY							
Date:		Signature of Registering Officer					
04th day of June, 2022		Kukatpally					
Certificate of Registration							
Registered as document no. 4711 of 2022 of Book-1 and assigned the identification number 1 - 1511 - 4711 - 2022 for Scanning on 04-JUN-22 .							
						Registering Officer Kukatpally (Vanaja Kumari)	

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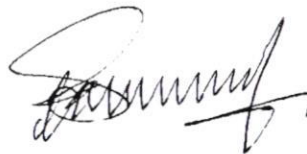


also issued in respect of the Larger Land. It is clarified however that none of the structures existed on and over the Larger Land as on the date of the Godrej Sale Deed, the same having been destroyed or demolished over time. Accordingly, it is further clarified that the entire sale consideration agreed under the Godrej Sale Deed or hereunder being agreed as regards the Schedule B Property relates only to the land forming part of the Schedule B Property (defined below) only.

- (D) Subsequently, the Greater Hyderabad Municipal Corporation ("GHMC") issued a letter bearing Lr. No. L 11 & 12/RW/ACP/C-24/GHMC/20 dated January 19, 2022 stating that an extent of 5,668.55 sq. yds. (as set out in the revised sketch plan annexed to the aforesaid letter, and which is further delineated in **Blue** (hatched) colour in the plan annexed as **Annexure A** hereto) out of the total extent of the Larger Land purchased by the Vendor under the Godrej Sale Deed was affected due to the proposed road widening at the 'Y' Junction, Kukatpally and whereby the GHMC requested the said extent of land to be handed over /gifted to the GHMC. Subsequently, there after Vendor gifted the said land extent to the concerned authorities vide Gift Settlement Deed bearing no. 2473 of 2022 dated March 22, 2022 (regd. at SRO, Kukatpally).
- (E) Pursuant to the above, the Vendor is now left behind with the ownership and possession of land admeasuring 44,062.45 square yards from out of the Larger Land in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana, after deducting the aforesaid extent proposed to be handed over / gifted to the GHMC. The balance land left behind in the ownership and possession of the Vendor i.e., admeasuring 44,062.45 square yards in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana, shall hereinafter be referred to as the "**Schedule A Property**", which is more particularly described in the **Schedule A** hereunder and which is delineated in **Black** color in the plan annexed as **Annexure A** hereto.
- (F) Now, the Purchaser offered to buy from the Vendor and the Vendor agreed to sell to the Purchaser, on an "**AS IS WHERE IS**" basis, for such consideration and on terms and conditions as mutually agreed between Parties hereunder, the land admeasuring **682.48 sq. yds.** in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana at Kukatpally Village, Medchal-Malkajgiri District, Telangana forming part of the above mentioned Schedule A Property (which is more particularly described in **Schedule B** and hereinafter referred to as the "**Schedule B Property**", and which is delineated in **Red** colour in the plan annexed as **Annexure A** hereto hereunder, where the said Schedule B Property is referred to as Land Parcel N/1).
- (G) Now the Parties desire to enter into this Deed to record the said transaction set out above.

For Kleitos Ventures Private Limited


Authorised Signatory



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NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS: -

1. CONVEYANCE OF THE SCHEDULE B PROPERTY

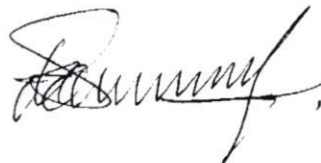
- 1.1 The Parties agree that the Recitals, Schedules and Annexures shall form part of this Deed.
- 1.2 In consideration of the Purchaser having paid Rs.7,50,72,800/- (Rupees Seven Crore Fifty Lacs Seventy Two Thousand Eight Hundred Only) in respect of the Schedule B Property, subject to deduction of applicable tax deductible at source being the entire sale consideration for the Schedule B Property ("**Consideration**"), to the Vendor, in the manner specified in Clause 2 below, the receipt of which is hereby acknowledged by the Vendor, the Vendor on terms contained herein, hereby unconditionally, unequivocally and irrevocably sells, grants, conveys, transfers and assigns by way of absolute sale, on "**As Is Where Is**" basis, unto the Purchaser, the Schedule B Property, absolutely, peacefully, forever, free and clear of any mortgage, to have and to hold and to enjoy the said Schedule B Property as its sole, exclusive and absolute owner and possessor, together with all rights, title, interest, privileges, easements, profits, advantages, estate, use, exclusive possession, benefit, enjoyment, claims and demands, and appurtenances, whatsoever, at law or otherwise of the Schedule B Property and every part thereof.
- 1.3 On and from the date of this Deed, it shall be lawful for the Purchaser, at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule B Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and to derive economic benefit thereon, receive the rents, sale consideration, issues and profits thereof and of every part thereof, to and for its own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor, or by any person, lawfully or equitably claiming by, from, under or in trust for it.
- 1.4 The Purchaser acknowledges that, simultaneously with the execution of this Deed, the Vendor has handed over the physical, vacant, lawful and peaceful possession of the Schedule B Property, on "**AS IS WHERE IS**" basis, and the Purchaser has taken physical possession of the same.

2. CONSIDERATION

- 2.1 The sale consideration of the Schedule B Property is fixed at Rs.7,50,72,800/- (Rupees Seven Crore Fifty Lacs Seventy-Two Thousand Eight Hundred Only) ("**Consideration**") as mutually agreed between the Parties.
- 2.2 The Purchaser has paid to the Vendor the Consideration (less TDS) vide RTGS UTR No.CBINR52022060310005779, dated 03.06.2022 for an amount of Rs. 7,43,22,072/- (Rupees Seven Crore Forty Three Lacs Twenty Two Thousand Seventy Two Only) issued in the name of the Vendor (to A/c No. 7745099009, having a nomenclature of Kleitos Ventures Private Limited – Master Escrow Account). The Vendor hereby acknowledges receipt of the Consideration (less TDS) from the Purchaser, and the Vendor hereby acquits and discharges the Purchaser.

For Kleitos Ventures Private Limited


Authorised Signatory



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- 2.3 The Purchaser has deducted TDS of Rs. 7,50,728/- (Rupees Seven Lac Fifty Thousand Seven Hundred Twenty Eight Only) on the Consideration. The Purchaser has, as on the date of execution of this Deed delivered to Vendor the relevant FORM 26QB with respect to TDS deducted, as aforesaid.

3. REPRESENTATIONS, COVENANTS AND UNDERTAKINGS

- 3.1 The Vendor represents unto the Purchaser, as follows:

- (a) That the Vendor is the sole and exclusive owner and possessor of the Schedule B Property which is free from encumbrances or mortgages. A due non-objection received from the lender / bank has been received by the Vendor (a copy of which has been furnished to the Purchaser as of the date hereof and which is annexed hereto as **Annexure B**). No litigation is pending before any court of law in respect of the Schedule B Property;
- (b) That the Schedule B Property is not in any manner affected or impacted by the Urban Land (Ceiling and Regulation) Act, 1976 and / or Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973; and
- (c) That the Schedule B Property is not an assigned land within the meaning of Telangana Assigned Lands (Prohibition of Transfers) Act 9 of 1997.

- 3.2 The Purchaser covenants and undertakes unto the Vendor, as follows:

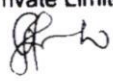
- (a) The Purchaser agrees that the sale of the Schedule B Property is on "**AS IS WHERE IS**" basis;
- (b) The Purchaser has conducted due diligence on the Schedule B Property and is satisfied with the title of the Vendor and physical condition of the Schedule B Property. The Purchaser acknowledges that it has examined all the documents, as set out in **Annexure C** hereto. The Purchaser is well aware of the merits and demerits of the Schedule B Property, *inter alia*, in respect of the land use and all applicable laws. The Purchaser is also aware of the physical condition of the Schedule B Property and shall not hold the Vendor responsible for the same; and
- (c) The source of funds for Consideration paid by the Purchaser to the Vendor are not derived from, or related to, any activity that is illegal or illegitimate or deemed criminal under the applicable laws in India or any other jurisdiction applicable to it and will not directly or indirectly cause Purchaser and/or Vendor to be in violation of any applicable laws.

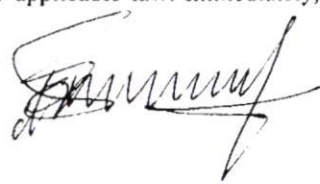
- 3.3 Subject to the terms of this Deed, the Vendor shall indemnify the Purchaser against any loss that the Purchaser may be put to by reason of any defect in the title of the Vendor for the period prior to the date of this Sale Deed.

4. REGISTRATION AND MUTATION

The Parties agree that, upon execution of this Deed, they shall cause the registration of this Deed within the timelines prescribed under applicable law. Immediately,

For Kleitos Ventures Private Limited


Authorised Signatory



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upon the registration of this Deed, the Purchaser shall apply for mutation to be affected in respect of the municipal records etc., for reflecting the change of ownership of the Schedule B Property in the public and revenue records and have such revenue records mutated to reflect its name, on the strength of this Deed. On and from the date of this Deed, it is agreed amongst the Parties that in no event whatsoever, any taxes or revenue related costs or charges shall be paid or shall be deemed payable by the Vendor in respect of the Schedule B Property (including in relation to structures to be built thereon) and the same shall be the sole responsibility of the Purchaser. Further in the event the Purchaser requests the Vendor to execute any further papers or documents to perfect the title of the Purchaser in respect of the Schedule B Property hereby being sold to the Purchaser, the Vendor shall undertake to execute any such papers or documents as may be lawfully required for the purposes set out above.

5. COSTS

The entire costs and expenses of the stamp duty, the registration fee and other ancillary expenses, along with any other cess or surcharge payable thereon in relation to this transaction, shall be borne and paid by the Purchaser alone.

6. DELIVERY OF DOCUMENTS

Simultaneously with the execution of this Deed and payment of the Consideration, the Vendor has, handed over and delivered to the Purchaser, documents, as set out in **Annexure C** hereto. The Purchaser acknowledges the receipt of the abovementioned documents.

7. THIRD PARTY BENEFIT

Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any third party any right, remedy or claim under or by reason of this Deed or any part hereof.

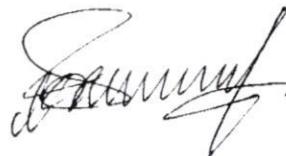
8. COLLABORATIVE DRAFTING

The Parties agree that this Deed was negotiated fairly between them at arm's length and that the final terms of this Deed are the product of the negotiations. Each Party has executed this Deed voluntarily, after having received advice of their respective legal counsel, and have a full and free understanding of its terms, the contents of this Deed and the rights and obligations affected hereby. Further, the Parties agree that this Deed shall be deemed to have been jointly and equally drafted by them and their respective legal counsel.

For Kleitos Ventures Private Limited



Authorised Signatory



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SCHEDULE A

DETAILS OF SCHEDULE A PROPERTY

All that part and parcel of the following items of immovable property being land measuring admeasuring 44,062.45 square yards in Sy. Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana, which is bounded as set out below:

ITEM 1

Property comprising land measuring 41,890.32 square yards in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 of Kukatpally Village, Medchal-Malkajgiri District, Telangana within the following boundaries:

East: APIIC Road

South: Vendor land acquired /gifted for road widening

West: Neighbours Property

North: Neighbours Property

ITEM 2

Property comprising land measuring 2,172.13 square yards in Survey No. 405 (Part) of Kukatpally Village, Medchal-Malkajgiri District, Telangana within the following boundaries:

East: Neighbours Property

South: Vendor land acquired /gifted for road widening

West: APIIC Road

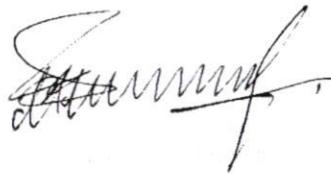
North: Neighbours Property

The Schedule A Property is delineated in **Black** color in the plan annexed hereto as **Annexure A**.

For Kleitos Ventures Private Limited



Authorised Signatory



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SCHEDULE B

DETAILS OF SCHEDULE B PROPERTY

All that part and parcel of the following items of immovable property being land admeasuring **682.48 sq. yds.** (out of Schedule A Property admeasuring 44,062.45 square yards) in Survey Nos. 405 to 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana which is bounded as follows:

East: Neighbours Property

South: Land owned by Kleitos Ventures Private Limited

West: APIIC Road

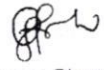
North: Land Parcel N/2

The Schedule B Property set out above is delineated in **Red** color in the Plan attached hereto, where the said Schedule B Property is referred to as Land Parcel N/1.

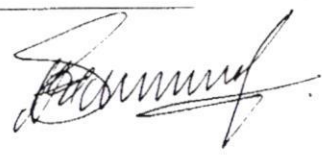
IN WITNESS WHEREOF, the Parties have caused this Sale Deed to be duly executed by their duly authorized representatives on the date and year first hereinabove written in the presence of the following witnesses:

Signed & Delivered by the within named
VENDOR)
KLEITOS VENTURES PRIVATE LIMITED)
through its Authorised Signatory)
Mr. G. PARAMESH, authorised)
under the Board Resolution dated)
April 23rd, 2022)

For Kleitos Ventures Private Limited


Authorised Signatory

Signed & Delivered by the within named
PURCHASER)
Mr. CHINNAM ANJANEYA SWAMY)



Witness:

- 1) 
- 2) 

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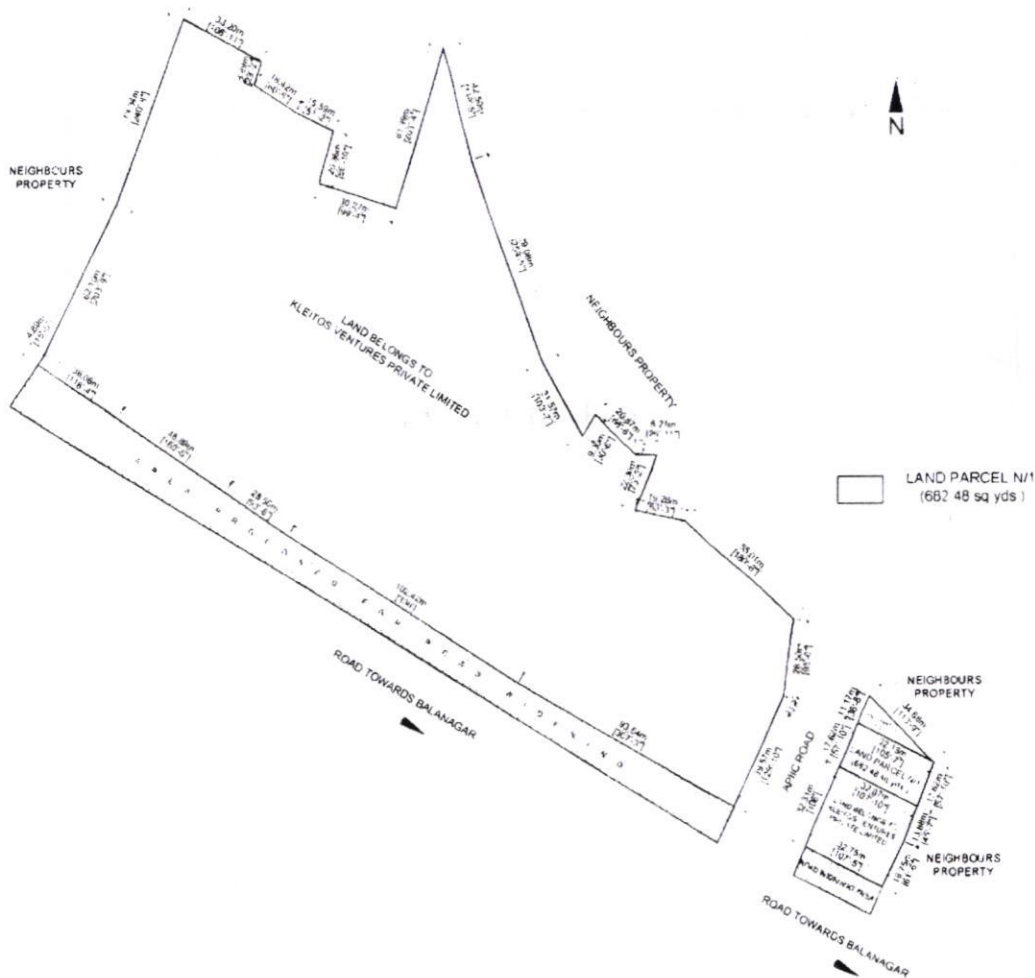


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ANNEXURE A

PLAN DETAILING THE SCHEDULE A PROPERTY AND THE SCHEDULE B PROPERTY



Signed & Delivered by the within named
VENDOR

KLEITOS VENTURES PRIVATE LIMITED

through its Authorised Signatory

Mr. G. PARAMESH, authorised

under the Board Resolution dated

April 23rd, 2022

For Kleitos Ventures Private Limited

Authorised Signatory

Signed & Delivered by the within named

PURCHASER

Mr. CHINNAM ANJANEYA SWAMY

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IDBI Trusteeship Services Ltd.

CIN : U65991MH2001GOI131154

Ref. No. ITSL/OPR/22-23/ 44301

May 19, 2022



To:

Kleitos Ventures Private Limited

Unit 2, Ground Floor, SS Techpark
PSR Prime Tower, Adjacent to DLF Cyber City
Gachibowli, Hyderabad, Telangana 500032
Kind Attn.: Mr. Anil Kumar Thota, Director

Dear Sir,

Ref: Debenture Trust Deed dated October 29, 2021 for issued, secured, redeemable, non-convertible debentures (1000 nos.) of face value of Rs. 10,00,000/- (Rupees Ten Lakhs only) each, in an aggregate up to Rs. 100,00,00,000/- (Rupees One Hundred Crores only), on a private placement basis ("Debentures");

Sub.: No objection letter for sale and for partial release of charge for the Issuer Kleitos Ventures Private Limited ("KVPL") to sell land admeasuring 895.44 sq. yds. (designated as Land Parcel N and delineated in the plan enclosed in Annexure 2) from out of 49,731 sq. yds. in Survey Nos. 405 to 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana.

We have received an NOC application dated May 12, 2022 from Kleitos Ventures Private Limited ("Issuer" / "Landowner / Developer") seeking our no objection for sale and for partial release of charge over land admeasuring 895.44 sq. yds. from out of an aggregate extent of land admeasuring 49,731 sq. yds. in Survey Nos. 405 to 413 of Kukatpally Village, Medchal-Malkajgiri District, Telangana (hereinafter "Sale Property", which is designated as Land Parcel N and is described in more detail in the Annexure 1 enclosed hereunder and also delineated in the plan enclosed in Annexure 2).

It is noted that pursuant to the Debenture Trust Deed dated October 29, 2021 ("DTD"), an aggregate extent of land admeasuring 49,731 sq. yds. in Survey Nos. 405 to 413 of Kukatpally Village, Medchal-Malkajgiri District, Telangana ("Total Land"), which includes the Sale Property, was mortgaged in our favour (we being the Debenture Trustee, acting for and on behalf of the Debenture Holders) in terms of the DTD. The said creation of mortgage was also evidenced and recorded under a Memorandum of Deposit of Title Deeds dated December 4, 2021 ("MODT") executed in our favour and the said MODT was registered as document no. 10456 of 2021 (regd. at the S.R.O. Kukatpally).

Now, pursuant to the DTD, we hereby give our no objection and do release the charge in favour of KVPL, in respect of the extent of the Sale Property i.e., 895.44 sq. yds. (which is designated as Land Parcel N and is described in more detail in the Annexure 1 enclosed hereunder and also delineated in the plan enclosed in Annexure 2) from out of Survey Nos. 405 to 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana, subject to the fulfillment of following conditions:

1. This no-objection letter is only for the Sale Property comprised within Survey Nos. 405 to 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana which is described in more detail in the Annexure 1 hereunder.
2. The Landowner / Developer shall be entitled to allotment and sale of the said Sale Property mentioned in the Annexure only through a 'Sale Deed' with the Purchasers which shall be registered with the concerned sub-Registrar of assurance. However, the possession of such Sale

- 1 -



Regd. Office : Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400 001.
Tel. : 022-4080 7000 • Fax : 022-6631 1776 • Email : itsl@idbitrustee.com • response@idbitrustee.com

Website : www.idbitrustee.com

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Property shall be handed over to the Purchaser only after receipt of the total Consideration from the Purchaser.

3. The entire consideration to be paid shall be deposited in the Master Escrow Account No. 7745099009 (having a nomenclature of KLEITOS VENTURES PRIVATE LIMITED - MASTER ESCROW ACCOUNT) maintained with Kotak Mahindra Bank Limited, which shall be utilized in accordance with Escrow Agreement dated October 29, 2021 executed by and amongst the Landowner / Developer, Kotak Investment Advisors Limited (as the Investment Manager), IDBI Trusteeship Services Ltd (as the Debenture Trustee) and Kotak Mahindra Bank Limited (as the Escrow Agent).
4. The charge of IDBI Trusteeship Services Ltd on the said Sale Property shall continue till the deposit of full consideration due and payable for the sale of the said Sale Property, by the Landowner / Developer in the above-mentioned account and that on payment of entire consideration the charge shall stand released ipso facto. The charge of IDBI Trusteeship Services Ltd on the remaining Mortgaged Properties (as defined in the DTD) other than the ones specified herein and the other securities specified under the DTD shall continue without change. This NOC shall be valid up to 30 days from the date of Issue. Post 30 days if the purpose is not fulfilled, then the NOC shall expire and all the NOC and all the permissions under this NOC shall stand cancelled immediately on expiry of this NOC.
5. In the event the sale is cancelled for any reason, whatsoever at any time, this no-objection letter shall stand revoked automatically with retrospective effect.
6. All other securities created by the Developer or any other third party in our favour shall remain valid, unchanged and binding against the Landowner / Developer.
7. All other obligations and undertakings of the Developer shall continue in accordance with the terms of the DTD.
8. This NOC does not amount to a waiver of the Developer's / Landowner's obligations / defaults under the Debenture Trust Deed and the Transaction Documents thereunder.

For IDBI Trusteeship Services Limited



Authorized Signatory



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ANNEXURE 1

Description of the Sale Property

All that part and parcel of the following items of immovable property being land admeasuring **895.44 sq. yds.** (out of land measuring 49,731 sq. yds.) in Survey Nos. 405 to 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana which is bounded as follows:

East: Neighbours Property

South: Land owned by Kleitos Ventures Private Limited

West: APIIC Road

North: Neighbours Property

The land set out above is detailed in greater detail in red color in the Annexure 2 attached hereto.

Saleable Area of the Sale Property (in Sq. Yds.)	895.44
Name of the Applicant (Purchaser)	Mr. Chinnam Anjaneya Swamy
Total Sale Consideration in Rs.	Rs. 9,84,98,400/-
Selling Price per square yard	Rs. 1,10,000/-
Payment Plan	100% payment to be made on the date of registration



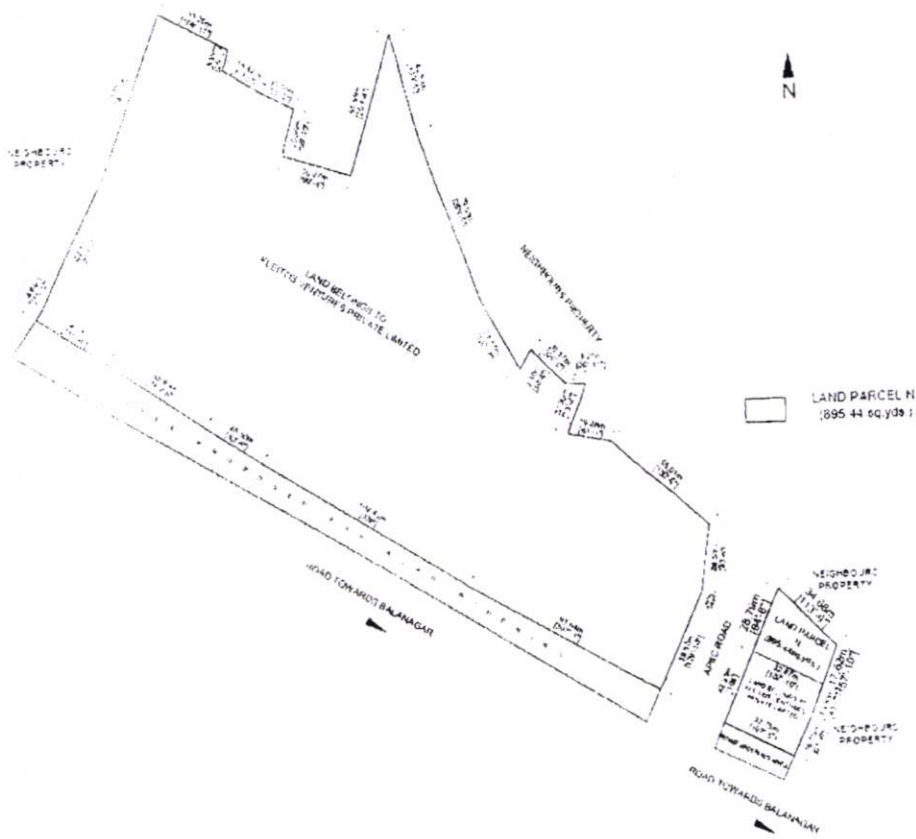
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Annexure 2



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KLEITOS VENTURES PRIVATE LIMITED

CIN No: U45309TG2021PTC154129; ADDRESS: UNIT NO. 2, GROUND FLOOR, SS TECH PARK, PSR
PRIME TOWER, ADJACENT TO DLF CYBERCITY, GACHIBOWLI, HYDERABAD, TELANGANA

**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF
KLEITOS VENTURES PRIVATE LIMITED AT ITS MEETING HELD ON 23rd DAY OF APRIL,
2022 AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT-2, GROUND FLOOR,
BLOCK-A, SS TECH PARK, PSR PRIME TOWER, HYDERABAD, TELANGANA STATE**

**SALE OF LAND ADMEASURING 682.48 SQ. YDS. IN SURVEY NOS. 405 TO 413 AT
KUKATPALLY VILLAGE, MEDCHAL-MALKAJIRI DISTRICT, TELANGANA BY THE
COMPANY:**

"RESOLVED THAT the Company be and is hereby authorised to enter into a Sale Deed with Mr. CHINNAM ANJANEYA SWAMY for the sale of the demarcated land admeasuring 682.48 sq. yds. (out of 44,062.45 sq. yds.) in Survey Nos. 405 to 413 at Kukatpally Village, Medchal-Malkajiri District, Telangana in favour of the said Mr. CHINNAM ANJANEYA SWAMY, on the terms and conditions as described in the draft Sale Deed placed before the meeting and initialled by the Chairman for the purpose of identification."

RESOLVED FURTHER THAT Mr. G. PARAMESH, CRM Head of the Company, as the Authorised Signatory of the Company, be and is hereby authorized on behalf of the Company to:

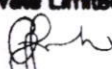
- (a) sign and execute the abovementioned Sale Deed, in a form presented and identified before the Board, with Mr. CHINNAM ANJANEYA SWAMY for effectuating the aforesaid resolution i.e. for the Company's sale of demarcated land admeasuring 682.48 sq. yds. (out of 44,062.45 sq. yds.) in Survey Nos. 405 to 413 at Kukatpally Village, Medchal-Malkajiri District, Telangana in favour of the said Mr. CHINNAM ANJANEYA SWAMY, on the terms and conditions as described in the draft Sale Deed placed before the meeting and initialled by the Chairman for the purpose of identification.
- (b) execute any other necessary deeds, agreements, documents, papers, or writings on behalf of the Company and to do, act and perform such other actions as required to give effect to the foregoing resolutions including but not limited to signing and execution of deeds, agreements, documents, papers, or writings before the Office of the Sub-Registrar of Assurances and to present and lodge such Sale Deed, other deeds, agreements, documents, papers, or writings for the purposes of registration under the Registration Act, 1908.
- (c) to do all acts, deeds and things that may be necessary, proper, expedient or incidental for the purpose of giving effect to the aforesaid resolutions."

// CERTIFIED TRUE COPY //
FOR KLEITOS VENTURES PRIVATE LIMITED



ANIL KUMAR THOTA
DIRECTOR
DIN: 07764406

For Kleitos Ventures Private Limited


Authorised Signatory

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Annexure C

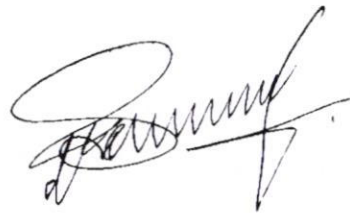
(List of documents provided to the Purchaser in relation to the Schedule B Property)

1. Certified copy of Sale Deed bearing no. 10139 dated November 25, 2021 (registered at the S.R.O. Kukatpally).
2. Photocopy of Sale Deed dated July 9, 1962 bearing document no. 225/1962
3. Photocopy of Sale Deed dated December 26, 1962 bearing Doc No. 436/ 1962
4. Photocopy of Sale Deed dated February 21, 1963 bearing Doc No. 88/ 1963
5. Photocopy of Land Use Certificate dated November 05, 2020 bearing Lr. No. 040296/LU/HMDA/04112020.
6. Photocopy of Khasra Pahani year 1954-1955.
7. Photocopy of Memo dated December 18, 2020 bearing Memo No. A/Spl/2020 for seesala pahani year 1955-1958 and pahanies for the years 1958-1959 to 1994-1995.
8. Photocopy of Endorsement dated November 23, 2020 bearing Lr. No. B/1226/2020 issued by the Tahsildar Kukatpally Mandal.
9. Photocopy of Pahanies for the years 1995-1996, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015 and 2015-2016.
10. Photocopy of Encumbrance Certificate (EC) dated November 7, 2020 bearing statement no. 50647452 for the period between January 01, 1983 and March 23, 1994 in respect of land in survey no. 405, 406, 407 and 409.
11. Photocopy of EC dated November 13, 2020 bearing statement no. 50724816 for the period between March 24, 1994 and November 12, 2020 in respect of land in survey no. 405, 406, 407 and 409
12. Photocopy of EC dated November 7, 2020 bearing statement no. 50647421 for the period between January 01, 1983 and March 23, 1994 in respect of land in survey no. 408.
13. Photocopy of EC dated November 13, 2020 bearing statement no. 50724812 for the period between March 24, 1994 and November 12, 2020 in respect of land in survey no. 408
14. Photocopy of EC dated November 7, 2020 bearing statement no. 50647465 for the period between January 01, 1983 and March 23, 1994 in respect of land in survey no. 410,411,412 and 413
15. Photocopy of EC. dated November 13, 2020 bearing statement no. 50724805 for the period between March 24, 1994 and November 12, 2020 in respect of land in survey no. 410,411,412 and 413
16. Photocopy of EC dated November 6, 2020 bearing statement no. 71876 issued by SRO Ranga Reddy, for the period between January 01, 1962 to December 31, 1982 in respect of land in survey no. 405,406,407 and 409 of Kukatpally.
17. Photocopy of EC dated November 6, 2020 bearing statement no. 31875 issued by SRO Ranga Reddy for the period between January 01, 1962 to December 31, 1982 in respect of land in survey no. 408 of Kukatpally.
18. Photocopy of EC dated November 6, 2020 bearing statement no. 31877 issued by SRO Ranga Reddy for the period between January 01, 1963 to December 31, 1982 in respect of land in survey no. 410,411,412 and 413 of Kukatpally village.
19. Photocopy of the Property Tax Receipt dated April 29, 2021 issued by Greater Hyderabad Municipal Corporation (GHMC) (confirming payment of Property Tax).
20. Copy of letter bearing Lr. No. L 11 & 12/RW/ACP/C-24/GHMC/20 dated January 19, 2022 issued by the GHMC.

For Kleitos Ventures Private Limited



Authorised Signatory



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిన్నం అంజనేయస్వామి
Chinnam Anjaneyaswamy

పుట్టిన సంవత్సరం / Year of Birth: 1963
పురుషుడు / Male

7800 6945 4619

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిన్నం అంజనేయస్వామి
సంఖ్య: 7800 6945 4619
పుట్టిన తేదీ: 05-05-1963
పురుషుడు

Address: S/O Ch Ramulu, B-3
228 FLAT NO 002 DHREJVA-2,
SRINIVASA VILLAGE, opp ground
garden junction hall, VDUSUF
GUDA, Hyderabad, Andhra
Pradesh. 500045

1947 help@uidai.gov.in www.uidai.gov.in

Handwritten signature

స్థానిక సంస్థలు
/PERMANENT ACCOUNT NUMBER

ABVPC1913A

నామ / NAME
ANJANEYASWAMY CHINNAM

పితా నామ / FATHER'S NAME
RAMULU CHINNAM

జన్మ తేదీ / DATE OF BIRTH
01-05-1963

హस्ताక్షర / SIGNATURE

ప్రధాన అధికారి, ఆంధ్రప్రదేశ్
Chief Commissioner of Income-tax, Andhra Pradesh

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

జి పరమేశ్
G Paramesh

పుట్టిన సంవత్సరం / Year of Birth: 1980
పురుషుడు / Male

3477 0203 9256

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

జి పరమేశ్
పుట్టిన తేదీ: 05-05-1980
పురుషుడు

Address: S/O G. Paramesh,
1-3-53, Korlaguda,
Korla, Andhra Pradesh, 500085

Aadhaar - Saamanyuni Hakku

Handwritten signature

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కామిని కొండారెడ్డి
Kamini Konda Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1968
పురుషుడు / Male

6507 9851 7158

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

కామిని కొండారెడ్డి
పుట్టిన తేదీ: 05-05-1968
పురుషుడు

Address: S/O Kamini
Venkata Reddy, Block No. 32
Flat No-403 RTP 1, Near tree
Park Malayalam Town Ship
14th Phase, K P H B Colony,
KURATPALLY, Hyderabad,
Andhra Pradesh, 500085

1947 help@uidai.gov.in www.uidai.gov.in

Handwritten signature

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గంధా శ్రీధర్ రెడ్డి
Ganta Sridhar Reddy

పుట్టిన తేదీ / DOB: 18/06/1992
పురుషుడు / Male

2264 4220 4665

మేరా ఆధార్, మేరి పఛాచాన్

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

గంధా శ్రీధర్ రెడ్డి
పుట్టిన తేదీ: 18-06-1992
పురుషుడు

Address: S/O Ramana Reddy, B-17-202
Near Old Suburban area Taxis
Pamulaparthi Road, Guntur, Prakasam,
Andhra Pradesh, 523307

2264 4220 4665

1947 help@uidai.gov.in www.uidai.gov.in

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For Kleitos Ventures Private Limited

RW

Authorised Signatory

[Handwritten Signature]

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Online Challan Proforma [SRO copy]



Registration & Stamps Department

Telangana

Challan No: 385N8J030622

Bank Code : CBIR

Payment :
NB

Remitter Details
 Name CHINNAM ANJANEYA SWAMY
 PAN Card No ABVPC1913A
 Aadhar Card No *****4619
 Mobile Number *****556
 Address 7-2-1669, FLAT NO 606, UTOPIA B,
 CASA PARADISO, LODHA
 APARTMENT SANATH NAGAR,
 HYDERABAD

Executant Details
 Name KLEITOS VENTURES PRIVATE
 LIMITED
 Address G FLOOR, UNIT 2, SS TECH PARK
 GACHIBOWLI, HYDERABAD

Claimant Details
 Name CHINNAM ANJANEYA SWAMY
 Address 7-2-1669, FLAT NO 606, UTOPIA B,
 CASA PARADISO, LODHA
 APARTMENT SANATH NAGAR,
 HYDERABAD

Document Nature
 Nature of Document Sale Deed
 Property Situated in(District) MEDCHAL-MALKAJGIRI
 SRO Name KUKATPALLY

Amount Details
 Stamp Duty 4129050
 Transfer Duty 1126100
 Registration Fee 375400
 User Charges 1000
 Mutation Charges 75100
 Hariitha Nidhi 50
 TOTAL 5706700
 Total in Words Fifty Seven Lakh Six Thousand Seven
 Hundred Rupees Only
 Date(DD-MM-YYYY) 03-06-2022
 Transaction Id 4098507004537

Stamp & Signature _____

Online Challan Proforma[Citizen copy]



Registration & Stamps Department

Telangana

Challan No: 385N8J030622

Bank Code : CBIR

Payment :
NB

Remitter Details
 Name CHINNAM ANJANEYA SWAMY
 PAN Card No ABVPC1913A
 Aadhar Card No *****4619
 Mobile Number *****556
 Address 7-2-1669, FLAT NO 606, UTOPIA B,
 CASA PARADISO, LODHA
 APARTMENT SANATH NAGAR,
 HYDERABAD

Executant Details
 Name KLEITOS VENTURES PRIVATE
 LIMITED
 Address G FLOOR, UNIT 2, SS TECH PARK
 GACHIBOWLI, HYDERABAD

Claimant Details
 Name CHINNAM ANJANEYA SWAMY
 Address 7-2-1669, FLAT NO 606, UTOPIA B,
 CASA PARADISO, LODHA
 APARTMENT SANATH NAGAR,
 HYDERABAD

Document Nature
 Nature of Document Sale Deed
 Property Situated in(District) MEDCHAL-MALKAJGIRI
 SRO Name KUKATPALLY

Amount Details
 Stamp Duty 4129050
 Transfer Duty 1126100
 Registration Fee 375400
 User Charges 1000
 Mutation Charges 75100
 Hariitha Nidhi 50
 TOTAL 5706700
 Total in Words Fifty Seven Lakh Six Thousand Seven
 Hundred Rupees Only
 Date(DD-MM-YYYY) 03-06-2022
 Transaction Id 4098507004537

Stamp & Signature _____

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