



Government of Telangana  
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 25/11/2021, 05:40 PM

10139/21

SRO Name: 1511 Kukatpally

Receipt No: 11343

Receipt Date: 25/11/2021

Name: ANUP PHILIPPOSE MATHEW

CS No/Doct No: 10991 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 747CED241121

Chargeable Value: 2350000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 24-NOV-21

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

| Account Description | Amount Paid By |         |    | E-Challan |
|---------------------|----------------|---------|----|-----------|
|                     | Cash           | Challan | DD |           |
| Registration Fee    |                |         |    | 11750000  |
| Transfer Duty /TPT  |                |         |    | 35250000  |
| Deficit Stamp Duty  |                |         |    | 129250000 |
| User Charges        |                |         |    | 1000      |
| Mutation Charges    |                |         |    | 2350000   |
| Total:              |                |         |    | 178601000 |

In Words: RUPEES SEVENTEEN CRORE EIGHTY SIX LAKH ONE THOUSAND ONLY



సబ్-రజిస్ట్రార్  
కూకట్‌పల్లి

SCANNED

10139/2/21

C.S. No. 1089/



తెలంగాణ తెలంగాణ TELANGANA  
Sl. No. 7305 Date 08/09/2021 Rs. 100/-  
Sold to G. Sravan S/o G. Ramesh R/o Hbd  
Whom Kleitos Ventures Pvt Ltd

AD 555305  
T. Suman  
T. SUMALATHA  
Licenced S...  
LIC No. 15...  
REN No. 15...  
H. No. 3-1...  
Gandipet...  
Ph: 99514 555305

**SALE DEED**

This **SALE DEED** (hereinafter referred as "Sale Deed") is made and executed on this 25<sup>th</sup> day of November, 2021 at Hyderabad

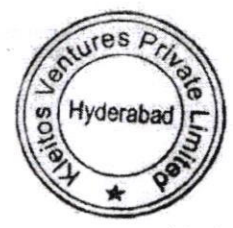
**BY**

**GODREJ AND BOYCE MANUFACTURING COMPANY LIMITED**, (PAN - AAACG1395D) a company incorporated under the Indian Companies Act, 1913 and existing under the provisions of Companies Act 2013, having its registered office at Pirojsha Nagar, Vikhroli, Mumbai - 400 079, Maharashtra represented herein by its authorized signatory **Mr. ANUP PHILOPOSE MATHEW** S/o Philipose Kuravackal Mathew, aged about 56 years, (Aadhar : 5769 9380 8461) authorized pursuant to board resolution dated 23 November 2021 (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**

**KLEITOS VENTURES PRIVATE LIMITED** (PAN - AAICK9589M, a company incorporated under the Companies Act, 1956 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 herein by its authorized signatory **Mr. PRATAP CHANDU KUDAPA** S/o K. Venkateshwar Rao, aged about 32 years, (Aadhar: 4267 1291 8888) authorized pursuant to board resolution dated 23 November 2021, (hereinafter referred to as the "**PURCHASER**", which expression shall, unless repugnant to the context

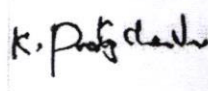
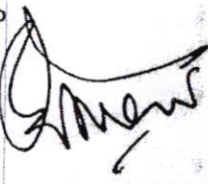
K. Pratap Chandu



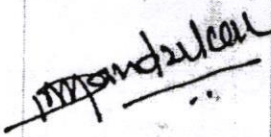
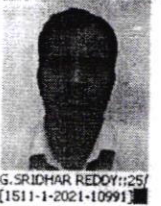
**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Kukatpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11750000/- paid between the hours of 10:00 AM to 12:00 PM on the 25th day of NOV. 2021 by Sri Anup Philipose Mathew

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

| SI No | Code | Thumb Impression                                                                  | Photo                                                                             | Address                                                                                                                                                                                         | Signature/Ink Thumb Impression                                                      |
|-------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     |      |  |  | KLEITOS VENTURES PRIVATE LIMITED REP BY PRATAP CHANDU KUDAPA ( AUTHORIZED SIGNATORY ) S/O. K.VENKATESHWAR RAO<br>R/O.UNIT-2, GROUND FLOOR, SS TECHPARK, PSR PRIME TOWER, GACHIBOWLI., HYDERABAD |  |
| 2     | EX   |  |  | GODREJ AND BOYCE MANUFACTURING COMPANY LIMITED REP BY ANUP PHILOPOSE MATHEW ( AUTHORIZED SIGNATORY ) S/O. PHILOPOSE KURAVACKAL MATHEW<br>R/O.PIROJSHA NAGAR, VIKHROLI, MUMBAI                   |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                   | Photo                                                                              | Name & Address                  | Signature                                                                             |
|-------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------|
| 2     |   |   | DEVIDAS SHARAD MANDREKAR<br>HYD |    |
| 1     |  |  | G.SRIDHAR REDDY<br>HYD          |  |

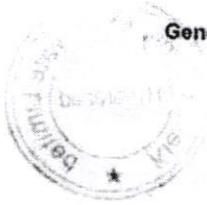
25th day of November, 2021

Signature of Sub Registrar  
Kukatpally

**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                            | Address:                                                                         | Photo                                                                                 |
|-------|------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX4865<br>Name: Ganta Sridhar Reddy      | S/O Ramana Reddy,<br>Giddalur, Prakasam, Andhra Pradesh, 523357                  |  |
| 2     | Aadhaar No: XXXXXXXX8910<br>Name: Devidas Sharad Mandrekar | S/O Sharad Mandrekar,<br>vikhroli west, Mumbai( Sub Urban ), Maharashtra, 400079 |  |
| 3     | Aadhaar No: XXXXXXXX8461<br>Name: Anup Philipose Mathew    | S/O Philipose Mathew,<br>vikhroli west, Mumbai, Maharashtra, 400079              |  |

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or meaning thereof, be deemed to include its successors in interest, administrators and assigns) of the **SECOND PART**

The **VENDOR** and the **PURCHASER** are hereinafter collectively referred to as **Parties** and individually as **"Party"**.

**WHEREAS:**

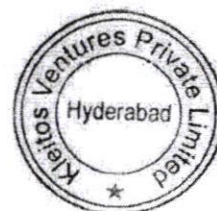
- (A) The **VENDOR** was originally the owner of land aggregating to Acres 10-36 Guntas (Acres Ten and Thirty Six Guntas) or 52,756 (Fifty Two Thousand Seven Hundred and Fifty Six) square yards in Survey No. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana, having acquired the same under Registered Sale Deed bearing Document No. 225/1962 dated July 09, 1962, Registered Sale Deed bearing Document No. 436/1962 dated December 26, 1962 and Registered Sale Deed bearing Document No. 88/1963 dated February 21, 1963, respectively.
- (B) Out of the total extent mentioned hereinabove, in Recital A, an extent of 3,025 (Three Thousand Twenty-Five) square yards was acquired by the concerned authorities on July 24, 1981.
- (C) The **VENDOR** was left with land measuring 49.731 (Forty-Nine Thousand Seven Hundred and Thirty-One) square yards or 41,581.45 square meters in Survey No. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana (more particularly described in **Schedule A** and hereinafter referred to as the **"Schedule Property"**, and delineated in Red colour in the plan annexed as **Annexure A** hereto).
- (D) As regards the said Schedule Property, the plans annexed at **Annexure C** (Part A and Part B) hereunder were sanctioned by the relevant authorities in favour of the Vendor in 1964 and 1982 (where a revised plan was issued) respectively allowing the Vendor to undertake construction of certain office premises / warehouses etc. over the Schedule Property. Upon receipt of these plans, the Vendor had implemented some of the structures contemplated in the said plans on and over the Schedule Property. The Schedule Property and the said structures lying thereon were also issued a Municipal Door No. 5-5-35 and a PTIN No. 1140502850 was also issued to the same. However, none of the structures exist on and over the Schedule Property as on date having been destroyed or demolished over time. And hence, it is further clarified and agreed amongst the Parties that the entire sale Consideration agreed hereunder relates only to the land forming part of the Schedule Property only.
- (E) The **PURCHASER** offered to buy and the **VENDOR** agreed to sell the Schedule Property, as mentioned in Recital C above, on an **"AS IS WHERE IS"** basis, for consideration, and on terms and conditions mutually agreed between Parties as set out in this Sale Deed.

**NOW THEREFORE THIS SALE DEED WITNESSES AS FOLLOWS: -**



2

K. Prady Clerk



## E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX8888

Name: KUDAPA PRATAP  
CHANDUC/O Kudapa Venkateswara Rao,  
Jeedimetla, Hyderabad, Telangana, 500055

**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 |                          |                  |          |                             |                  | Total            |
|-------------------------|----------------|--------------------------|------------------|----------|-----------------------------|------------------|------------------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan        | Cash     | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order |                  |
| Stamp Duty              | 100            | 0                        | 129250000        | 0        | 0                           | 0                | 129250100        |
| Transfer Duty           | NA             | 0                        | 35250000         | 0        | 0                           | 0                | 35250000         |
| Reg. Fee                | NA             | 0                        | 11750000         | 0        | 0                           | 0                | 11750000         |
| User Charges            | NA             | 0                        | 1000             | 0        | 0                           | 0                | 1000             |
| Mutation Fee            | NA             | 0                        | 2350000          | 0        | 0                           | 0                | 2350000          |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>178601000</b> | <b>0</b> | <b>0</b>                    | <b>0</b>         | <b>178601100</b> |

Rs. 164500000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11750000/- towards Registration Fees on the chargeable value of Rs. 2350000000/- was paid by the party through E-Challan/BC/Pay Order No 747CED241121 dated 24-NOV-21 of SBIN/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 178601000/-, DATE: 24-NOV-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4643962622813, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 4643962622813, REMITTER NAME: KLEITOS VENTURES PRIVATE LIMITED, EXECUTANT NAME: GODREJ AND BOYCE MFG. CO. LTD., CLAIMANT NAME: KLEITOS VENTURES PRIVATE LIMITED).

**Date:**

25th day of November, 2021

Signature of Registering Officer  
Kukatpally

**Certificate of Registration**

Registered as document no. 10139 of 2021 of Book-1 and assigned the identification number 1 - 1511 - 10139 - 2021 for Scanning on 25-NOV-21.

Registering Officer  
Kukatpally  
(Vanaja Kumaari)

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Sub Registrar  
Kukatpally



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1. **CONVEYANCE OF SCHEDULE PROPERTY**

1.1 The Parties agree that the Recitals, Schedule and Annexures shall form part of this Sale Deed.

1.2 In consideration of the **PURCHASER** having paid Rs. 235,00,00,000/- (Rupees Two Hundred Thirty-Five Crores only) in respect of the Schedule Property, subject to deduction of applicable tax deductible at source being the entire Consideration for the Schedule 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 Property, absolutely, peacefully, forever, free and clear of any mortgage, to have and to hold and to enjoy the said Schedule 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 Property and every part thereof.

1.3 On and from the date of this Sale 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 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 Sale Deed, the **VENDOR** has handed over the physical, vacant, lawful and peaceful possession of the Schedule Property, on "**AS IS WHERE IS**" basis, and the **PURCHASER** has taken physical possession of the same.

2. **CONSIDERATION**

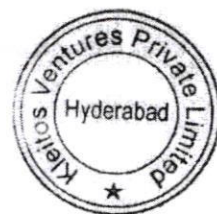
2.1 The sale consideration of the Schedule Property is fixed at Rs. 235,00,00,000/- (Rupees Two Hundred Thirty-Five Crores only) ("**Consideration**") as mutually agreed between the Parties.

2.2 The **PURCHASER** has paid to the **VENDOR** the Consideration (less TDS) vide Demand Draft No. 724169, dated November 25, 2021 for an amount of Rs. 232,65,00,000/- (Rupees Two Hundred Thirty-Two Crores and Sixty-Five Lakhs only) issued in the name of the **VENDOR** drawn on Kotak Mahindra Bank Limited, Madhapur Branch.

2.3 The **VENDOR** hereby acknowledges receipt of the Consideration (less TDS) from



K. Pratap Choudhary



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the **PURCHASER**, and the **VENDOR** hereby acquits and discharges the **PURCHASER**.

- 2.4 The **PURCHASER** has deducted TDS of Rs. 2,35,00,000/- (Rupees Two Crores Thirty-Five Lakhs Only) on the Consideration. The **PURCHASER** has, as on the date of execution of this Sale 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:

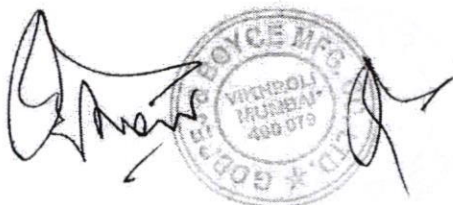
- (a) That the **VENDOR** is the sole and exclusive owner and possessor of the Schedule Property, which is not mortgaged with anyone. No litigation is pending before any court of law in respect of the Schedule Property. Detailed disclosures and representations have been made by the **Vendor** to the Purchaser prior to execution of this Sale Deed;
- (b) That the Schedule Property is not in any manner affected or impacted by the Urban Land (Ceiling and Regulation) Act, 1976 and / or Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act, 1973; and
- (c) That the Schedule Property is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act 9 of 1997.

- 3.2 The **PURCHASER** covenants and undertakes unto the **VENDOR**, as follows:

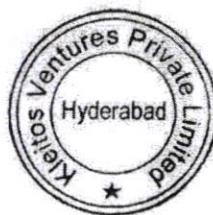
- (a) The **PURCHASER** agrees that the sale of the Schedule Property is on 'AS IS WHERE IS' basis;
- (b) The **PURCHASER** has conducted due diligence on the Schedule Property and is satisfied with the title of the **VENDOR** and physical condition of the Schedule Property. The **PURCHASER** acknowledges that it has examined all the documents, as set out in **Annexure B** hereto. The **PURCHASER** is well aware of the merits and demerits of the Schedule 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 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.

4. **REGISTRATION AND MUTATION**

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



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Immediately, upon the registration of this Sale Deed, the **PURCHASER** shall apply for mutation to be affected, for reflecting the change of ownership of the Schedule Property in the public and revenue records and have such revenue records mutated to reflect its name, on the strength of this Sale Deed.

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 Sale Deed and payment of the Consideration, the **VENDOR** has, handed over and delivered to the **PURCHASER**, documents, as set out in **Annexure B** hereto. The **PURCHASER** acknowledges the receipt of the abovementioned documents. The **VENDOR** affirms that, there are no other documents in original existing with the **VENDOR** other than the documents handed over to the **PURCHASER**.

7. **THIRD PARTY BENEFIT**

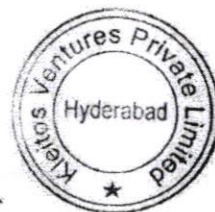
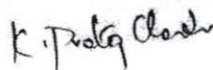
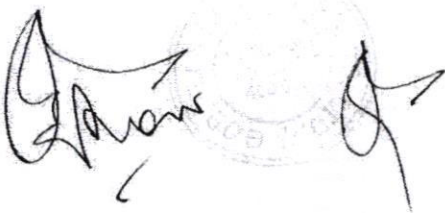
Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any third party any right, remedy or claim under or by reason of this Sale Deed or any part hereof.

8. **COLLABORATIVE DRAFTING**

The Parties agree that this Sale Deed was negotiated fairly between them at arm's length and that the final terms of this Sale Deed are the product of the negotiations. Each Party has executed this **SALE 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 Sale Deed and the rights and obligations affected hereby. Further, the Parties agree that this Agreement shall be deemed to have been jointly and equally drafted by them and their respective legal counsel.

9. **SEVERABILITY**

In the event of any term(s) of this Sale Deed, is determined to be void, invalid or unenforceable, then such terms(s) shall be deemed not to have been a part of this Sale Deed and the existence of such terms(s) shall not invalidate or nullify this Sale Deed. It is however clarified that the determination of such terms as void, invalid or unenforceable shall not entitle the **PURCHASER** to claim damages or reduction in Consideration.



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## SCHEDULE A

### DETAILS OF SCHEDULE PROPERTY

All that part and parcel of the following items of immovable property being land measuring 49,731 (Forty-Nine Thousand Seven Hundred and Thirty-One) square yards or 41,581.45 (Forty One Thousand Five Hundred and Eighty One point Four Five) square meters in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana (forming part of Sale Deeds bearing Document No. 225/1962 dated 09.07.1962, 436/1962 dated 26.12.1962 and 88/1963 dated 21.02.1963, respectively).

#### ITEM 1

Property comprising land measuring 47,107.72 square yards or 39,388.05 square meters in Survey Nos. 405 (Part), 406, 407, 408, 409, 410, 411, 412 and 413 of Kukatpally Village, Medchal-Malkajgiri District, Telangana within the following boundaries:

East: APIIC Road

South: Road towards Balanagar

West: Neighbours Property

North: Neighbours Property

#### ITEM 2

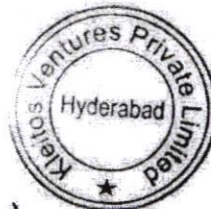
Property comprising land measuring 2,623.28 square yards or 2,193.39 square meters in Survey No.405 (Part) of Kukatpally Village, Medchal-Malkajgiri District, Telangana within the following boundaries:

East: Neighbours Property

South: Road towards Balanagar

West: APIIC Road

North: Neighbours Property



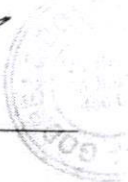
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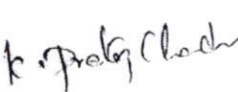
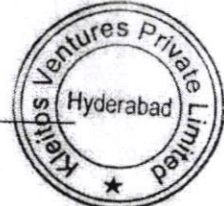


IN WITNESS WHEREOF, the Parties have caused this Sale Deed to be duly executed by their duly authorized representatives on the date and year first hereinabove written in the presence of the following witnesses:

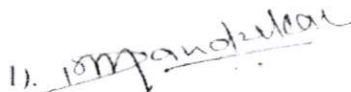
Signed & Delivered by the within named  
**VENDOR** )  
**GODREJ AND BOYCE MANUFACTURING** )  
**COMPANY LIMITED** )  
through its Authorised Signatory )  
Mr. Anup Philipose Mathew, authorised under the )  
Board Resolution dated 23 November 2021 )


Signed & Delivered by the within named  
**PURCHASER** )  
**KLEITOS VENTURES PRIVATE LIMITED** )  
through its Authorised Signatory )  
Mr. Pratap Chandu Kudapa, authorised under the )  
Board Resolution dated 23 November 2021 )

**Witness:**

1). 

2). 

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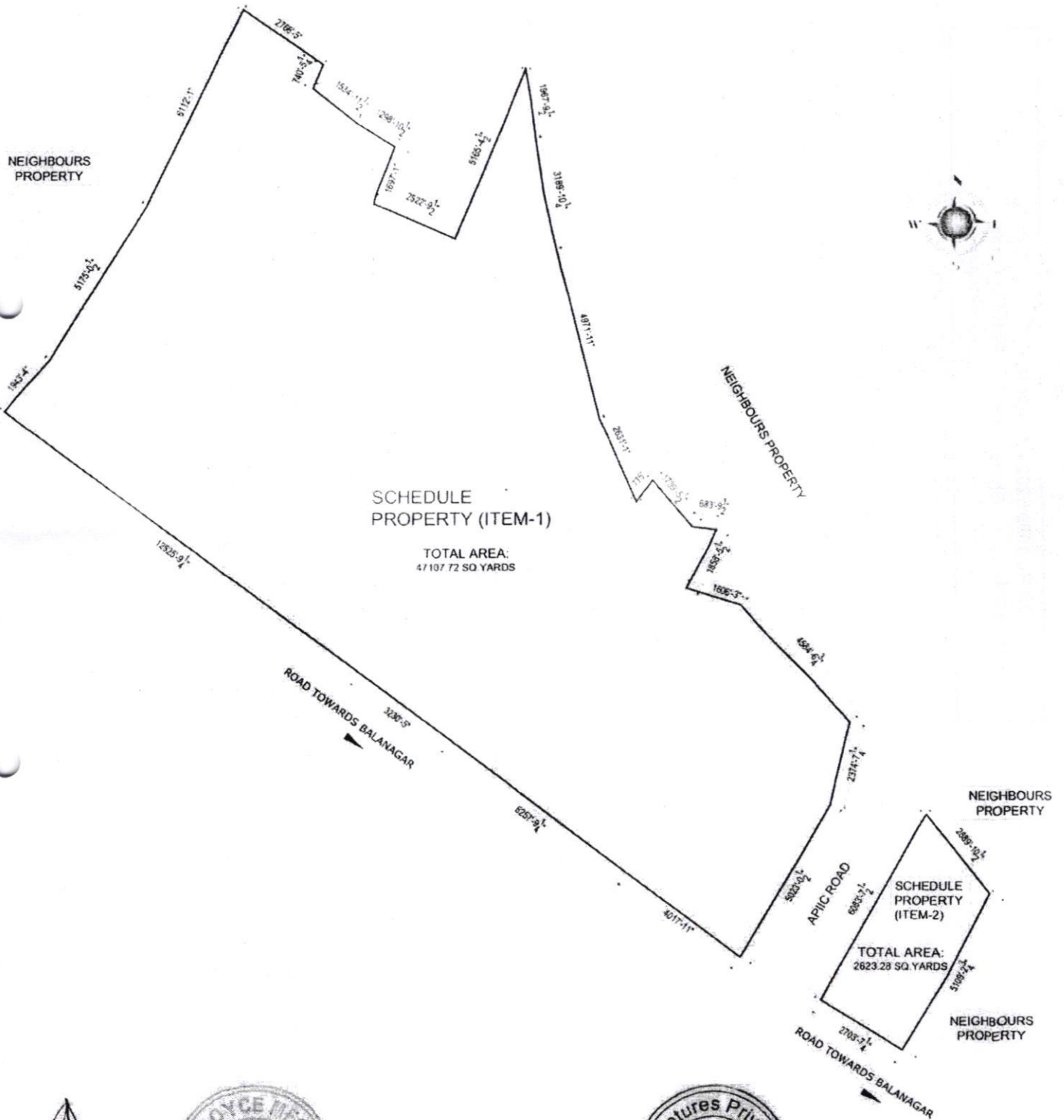
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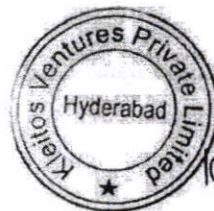


# ANNEXURE - A (MAP)



*[Signature]*

BOYCE IFC CO  
VIKRAM MURRAY  
400 079



*K. P. Singh*

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Kukatpally



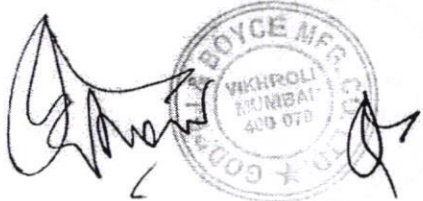
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## ANNEXURE B

### (LIST OF DOCUMENTS PROVIDED TO THE PURCHASER IN RELATION TO THE SCHEDULE PROPERTY)

1. Sale Deed dated July 9, 1962 bearing document no. 225/ 1962
2. Sale Deed dated December 26, 1962 bearing Doc No. 436/ 1962
3. Sale Deed dated February 21, 1963 bearing Doc No. 88/ 1963
4. Land Use Certificate dated November 05, 2020 bearing Lr. No. 040296/LU/HMDA/04112020.
5. Khasra Pahani year 1954-1955.
6. 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.
7. Endorsement dated November 23, 2020 bearing Lr. No. B/1226/2020 issued by the Tahsildar Kukatpally Mandal.
8. 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.
9. Encumbrance Certificate 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.
10. Encumbrance Certificate 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
11. Encumbrance Certificate 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
12. Encumbrance Certificate 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
13. Encumbrance Certificate 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
14. Encumbrance Certificate 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
15. Encumbrance Certificate 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, does not record any registered documents except Sale Deed I.
16. Encumbrance Certificate 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, does not record any registered documents except Sale Deed II.
17. Encumbrance Certificate 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,



K. Pratyaksha



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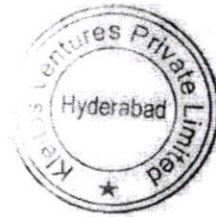
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- does not record any registered documents except Sale Deed III.
18. Letter bearing Lr.No.116/RW/ACP/C-24/GHMC/2020 dated September 09, 2020
  19. Letter bearing reference no. APM/PRC/7/C/VIK-71919 dated November 10, 2021 addressed by Godrej and Boyce Manufacturing Company Limited to Kleitos Ventures Private Limited along with its enclosures.
  20. Letter of the Special Tahsildar, Urban Land Ceiling Wing, Medchal-Malkajgiri District bearing No. A4/RTI/08-50/2021 dated May 25, 2021.
  21. Letter of the Special Tahsildar, Urban Land Ceiling Wing, Medchal-Malkajgiri District bearing No. A4/RTI/08-51/2021 dated May 25, 2021.
  22. The Property Tax Receipt dated April 29, 2021 issued by Greater Hyderabad Municipal Corporation (GHMC) (*confirming payment of Property Tax*).



K. Prady Clad



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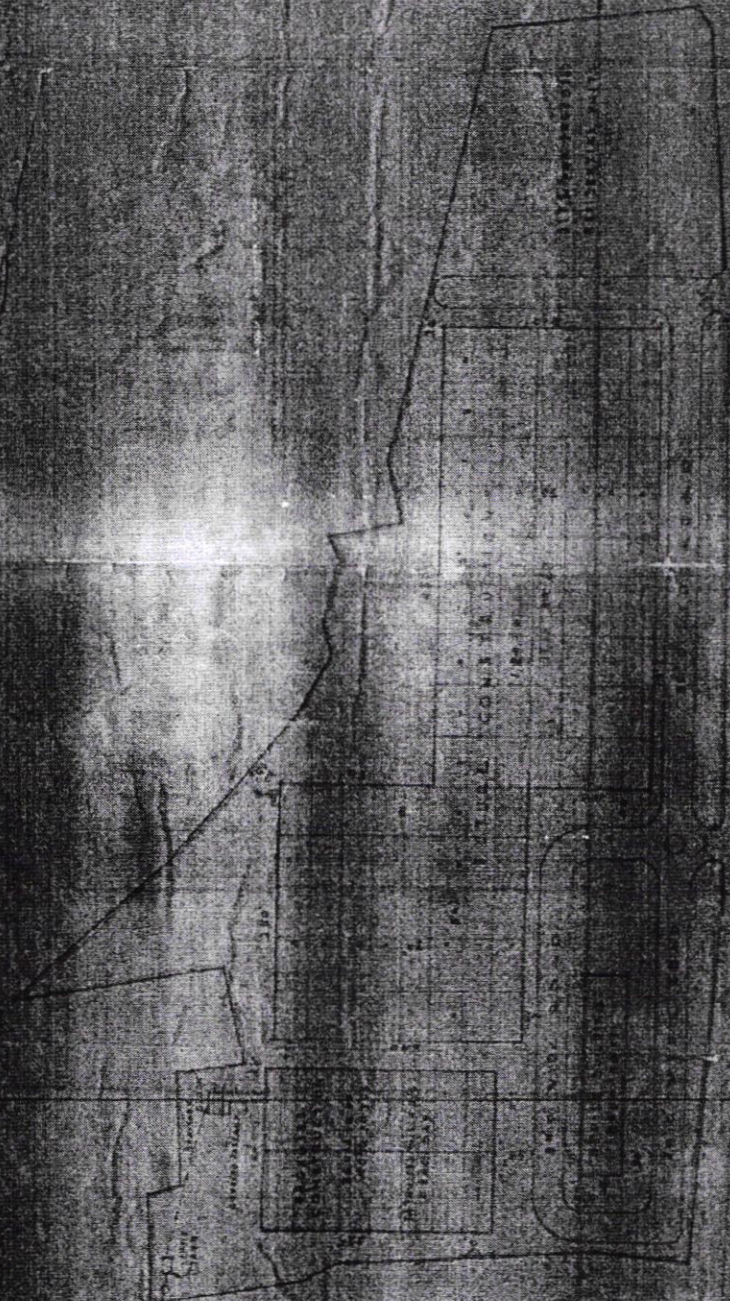


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HYDROGRAPHIC - C. AR (1-11)

*[Handwritten signature]*  
*[Handwritten signature]*  
K. P. [illegible]



PLANNED LAY OUT OF PROPOSED CONSTRUCTION  
AND OFFICE BUILDING AT SAINT NAGAR WVD. A. P.  
GOODWIN & DOYLE INC. CORP. LTD. BOMBAY

| REFERENCE |          |         |      |
|-----------|----------|---------|------|
| PROPOSED  | EXISTING | REMARKS | DATE |
|           |          |         |      |
|           |          |         |      |
|           |          |         |      |

OWNER: R.

DATE: 11/11/54  
SALAMANCA

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**CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION NO. 4/2021-22  
PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY  
ON 23<sup>rd</sup> NOVEMBER, 2021**

**To enter into a Sale Deed for the sale of land admeasuring 49,731 square yards or 41,581.45 square meters (equivalent to Acres 10-11 Guntas) bearing Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana in favour of Kleitos Ventures Private Limited**

"RESOLVED THAT the Company do execute a Sale Deed in favour of Kleitos Ventures Private Limited for sale of land admeasuring 49,731 square yards or 41,581.45 square meters (equivalent to Acres 10-11 Guntas) bearing Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana which is owned by the Company, for a consideration of Rs. 235,00,00,000 (Rupees Two Hundred Thirty Five Crore Only).

RESOLVED FURTHER THAT Mr. Anup Philipose Mathew, Senior Vice-President & Business Head – Construction Division, as the Authorised Signatory of the Company, be and is hereby authorized on behalf of the Company to:

- (a) sign and execute the Sale Deed in favour of Kleitos Ventures Private Limited for effectuating this Resolution i.e., for the sale of land, owned by the Company, admeasuring 49,731 square yards or 41,581.45 square meters (equivalent to Acres 10-11 Guntas) bearing Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana;
- (b) sign and execute any other necessary deeds, agreements, documents, papers, or writings on behalf of the Company and to admit execution of the documents before the Sub-Registrar of Assurances, Telangana, and to do, act and perform such other actions as required to give effect to this Resolution 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; and
- (c) to do all other acts, deeds, matters and things that may be necessary, proper, expedient or incidental for the purpose of giving effect to this Resolution.

*Godrej*



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Godrej & Boyce Mfg. Co. Ltd.  
Regd. Office: Pirojshanagar,  
Vikhroli, Mumbai 400 079, India  
Tel: +91-22-6796 1700 / 1800  
info@godrej.com  
www.godrej.com  
CIN U28993MH1932PLC001828

FURTHER RESOLVED THAT a copy of the Resolution certified to be true by any Director or the Company Secretary or Vice President (Corporate Secretariat) of the Company be furnished to the concerned authority(ies) / person(s) and they be requested to act thereon."

For Godrej & Boyce Mfg. Co. Ltd.

  
P.E. Fouzdar  
Executive Vice President (Corporate Affairs) &  
Company Secretary



(ICSI Membership No. FCS 6818)

24<sup>th</sup> November, 2021

*Godrej*

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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 BOARD OF DIRECTORS OF KLEITOS VENTURES PRIVATE LIMITED ("COMPANY") IN THEIR MEETING HELD ON NOVEMBER 24, 2021 AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT NO. 2, GROUND FLOOR, SS TECH PARK, PSR PRIME TOWER, ADJACENT TO DLF CYBERCITY, GACHIBOWLI, HYDERABAD, TELANGANA**

**To enter into a Sale Deed for the purchase of the land admeasuring Acres 10-11 Guntas equivalent to 49,731 square yards situated in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana**

"RESOLVED THAT the Company be and is hereby authorised to execute a Sale Deed for the purchase of land admeasuring 49,731 square yards or 41,581.45 square meters (equivalent to Acres 10-11 Guntas) situated in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana, for a consideration of INR 235,00,00,000/- (Rupees Two Hundred Thirty-Five Crores Only)."

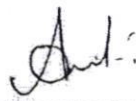
**RESOLVED FURTHER THAT Mr. Pratap Chandu Kudapa, Assistant General Manager of the Company, as the Authorised Signatory of the Company be and is hereby authorized on behalf of the Company to:**

- (a) sign and execute the abovementioned Sale Deed, in a form presented and identified before the Board for effectuating the aforesaid resolution i.e., for purchase of land admeasuring 49,731 square yards or 41,581.45 square meters (equivalent to Acres 10-11 Guntas) situated in Survey Nos. 405, 406, 407, 408, 409, 410, 411, 412 and 413 at Kukatpally Village, Medchal-Malkajgiri District, Telangana;
- (b) execute any other necessary deeds, agreements, documents, papers, or writings on behalf of the Company and to admit execution of the documents before the Sub-Registrar of Assurances 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; and
- (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**



  
**NIKITHA KORUPOLU**  
**DIRECTOR**  
**DIN: 07088578**

  
**ANIL KUMAR THOTA**  
**DIRECTOR**  
**DIN: 07764406**

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भारत सरकार  
Anup Philipose Mathew  
जन्म वर्ष / Year of Birth : 1965  
पुरुष / Male

5769 9380 8461

आधार — सामान्य माणसाचा अधिकार

*Signature*

GOVERNMENT OF INDIA  
KUDAPA PRATAP CHANDU  
పుట్టిన సంవత్సరం / Year of Birth : 1989  
పురుషుడు / Male

4267 1291 8888

ఆధార్ - సామాన్య మానవుని హక్కు

*K. Pratap Chandu*

GOVERNMENT OF INDIA  
Devidas Sharad Mandrekar  
जन्म वर्ष / Year of Birth : 1970  
पुरुष / Male

7282 3187 8910

आधार — सामान्य माणसाचा अधिकार

*Devidas Sharad Mandrekar*

Government of India  
Ganta Sridhar Reddy  
Date of Birth/DOB: 18/06/1992  
Male: MALE

2264 4220 4665  
UID: 9183 9744 6814 4486

मेरा आधार, मेरी पहचान

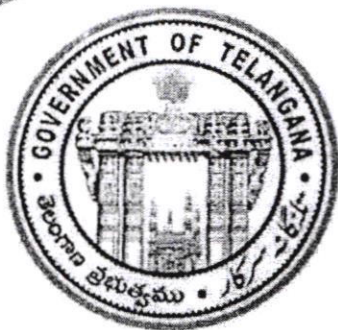
*G. S. Reddy*

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[GHMC Home](#)

Property Tax

Trade License

<

## Property Tax Payment

### Property Tax Details

PTIN NO : 1140502850  
Name : M/S GODREZ  
Door Number : 5-5-35 Locality : PRASHANTH NAGAR  
Circle : 24-Kukatpally

**TOTAL TAX CLEARED**

[Back](#)

You don't need to have bank account to pay the property tax  
Any Online failure transaction status can be updated in 5-min(s)

Information Provided Online is up-to Date and Physical Visit to the GHMC Office/ Department is Not Required



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Knowledge • Technology • People

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TSGGDF 11129141



GOVERNMENT OF TELANGANA  
REGISTRATION AND STAMPS DEPARTMENT  
STATEMENT OF ENCUMBERANCE ON PROPERTY

App No : 773361

MeeSeva App No : ECM022109921951

Date : 01-Dec-21

Statement No : 71154429

Sri/Smt.: SHRAVAN : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property  
VILLAGE: KUKATPALLE (M), House No: , 5-5-35, Ward : 5-Block : 5 VILLAGE: KUKATPALLE (M)  
Survey No: , 405/P, 406, 407, 408, 409, 410, 411, 412, 413, East: APIIC ROAD West: NEIGHBOURS  
PROPERTY South: ROAD TOWARDS BALANAGAR North: NEIGHBOURS PROPERTY

A search is made in the records of SRO(s) of KUKATPALLY relating there to for 27 years from 24-03-1994 To 29-11-2021 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

| S.No | Description of property                                                                                                                                                                                                                                                                                                                                                                                         | Reg.Date<br>Pres.Date                              | Exe.Date | Nature & Mkt.Value<br>Con. Value                                | Name of Parties Executant(EX) & Claimants(CL)                                                                                                                                                                                  | Vol/Pg No<br>No/Year [ScheduleNo]             | CD No<br>No | Doct<br>No |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------|------------|
| 1    | VILL/COL: KUKATPALLE<br>(M)/PRASHANTH NAGAR W-B: 5-5<br>SURVEY: 405/P 406 407 408 409<br>410 411 412 413 HOUSE: 5-5-35<br>EXTENT: 47107.72SQ.Yds<br>Boundaries: [N]: NEIGHBOURS<br>PROPERTY [S] ROAD TOWARDS<br>BALANAGAR [E]: APIIC ROAD [W]:<br>NEIGHBOURS PROPERTY<br>This document Link Doct, Link<br>Doct, Link Doct 1511,<br>436/1962 of SRO<br>1510/225/1962 of SRO<br>1510/88/1963 of SRO 1510/<br>1963 | (R) 25-11-2021<br>(E) 25-11-2021<br>(P) 25-11-2021 |          | (Sale Deed )<br>Mkt.Value:Rs.<br>1837201080<br>Cons.Value:Rs. 0 | 1 .1.(EX)GODREJ AND BOYCE<br>MANUFACTURING COMPANY LIMITED<br>REP BY ANUP PHILOPOSE MATHEW (<br>AUTHORIZED SIGNATORY )<br>2.(CL)KLEITOS VENTURES PRIVATE<br>LIMITED REP BY PRATAP CHANDU<br>KUDAPA ( AUTHORIZED SIGNATORY<br>) | 0/0<br>10139/ 2021<br>[1] of<br>SROKUKATPALLY |             |            |

Certified By

ECM022109921951



Name: Y VANAJA KUMARI  
Designation: SUB  
REGISTRAR  
SRO: KUKATPALLY

NEE SEVA

NEE SEVA